

SOME SIGNIFICANCES OF ASSESSING REAL PROPERTY AT  
FIFTY PERCENT OF LONG-TERM APPRAISED VALUE  
IN THREE SELECTED AREAS OF OKLAHOMA

By

J B LeMASTER

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THESIS AND ABSTRACT APPROVED:

*W. L. Tontz*

Thesis Adviser

*L. A. Parker*

Faculty Representative

*D. C. M. Zuber*

Dean of the Graduate School

291958

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## CHAPTER I

### PURPOSE AND PROCEDURE

Introduction.--In the course of studying sources of public revenue to half a score of Oklahoma communities during the past two years, the Agricultural-Industrial Development Service of the Oklahoma Agricultural and Mechanical College has had occasion to investigate the relationship between the assessed value and the appraised value on both urban improved, residential property, and rural improved, residential (farmsteads) property. The studies<sup>1</sup> have consistently shown that, contrary to State Law, there is a variation in the rate of assessment both between classes of property and within classes of property and that, on the average, the rate of assessment is low. Homestead exemptions<sup>2</sup> have served to make the rate even lower.

The Oklahoma Statutes state that property shall be assessed equitably<sup>3</sup> and at its "fair cash value, estimated at a price it would bring at a fair

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1 Unpublished studies, available at the Office of the Agricultural-Industrial Development Service, Oklahoma Agricultural and Mechanical College.

2 Oklahoma Statutes 1941, Annotated, Title 68, Section 34. "... and all homesteads in this State shall be assessed for taxation the same as other real property therein, except that each homestead, as defined in this Act, shall be exempted from all forms of ad valorem taxation to the extent of one thousand (\$1,000.00) dollars of the assessed valuation thereof, . . ."

3 Ibid., Title 68, Section 15.40. "The County Boards of Equalization shall hold sessions, . . ., for the purpose of equalizing, correcting and adjusting the assessment rolls in their respective counties of the State, to conform to the fair cash value of the property assessed, as defined by law."

Ibid., Title 68, Section 15.44. "... and said State Board of Equalization shall hold a session. . . each year for the purpose of equalizing the property of the several counties."

and voluntary sale."<sup>4</sup> It is common knowledge, however, to those persons familiar with ad valorem taxes, that assessments on real property are neither equitable (in all cases) nor at "fair cash value." This fact is recognized by the Governor of Oklahoma--The Honorable Johnston Murray. He stated in an address before a joint session of the Twenty-third Legislature,

"Related to this subject (tax exemptions) also is the question of appraisals or evaluation of property for tax paying purposes. Too much discretion is vested in the tax assessing authorities and for this reason much discrimination exists. The intent of our law is clear, but the results that have been accomplished under them have been most unwholesome. I recommend a study of this situation, with a view of making provisions for uniform evaluation of properties and fixing standards therefore, so that all property may be fairly, justly and equitably assessed without regard to location or ownership."<sup>5</sup>

Property assessments provide the ad valorem tax base from which a portion of the revenue to counties, cities, and school districts is derived, and upon which capital improvements for these municipalities are financed. It is of importance that this tax base be adequate.

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<sup>4</sup> Constitution of the State of Oklahoma, Article X, Section 8.  
 "All property which may be taxed ad valorem shall be assessed for taxation at its fair cash value, estimated at the price it would bring at a fair voluntary sale; . . ."

<sup>5</sup> Governor's Message to the Honorable Senate and House of Representatives, Twenty-third Legislature of Oklahoma, p. 31.



Objectives.—The objectives of this study are to

- (1) Examine the relationship between the assessed value and the appraised value on residential property units in three selected areas in Oklahoma to determine, (a) the ratio of assessed value to appraised value, (b) the equality of assessments within areas, and (c) the equality of assessments between areas,
- (2) Examine the effect of homestead exemptions on the rate of assessment,
- (3) Estimate some of the results of reassessing real property at 50 percent of long-term appraised value.

Procedure.—For the purposes of this study, approximately fifty pieces of residential property were selected at random from the assessment rolls for each of three urban communities and a like number were selected for each of three rural areas. The urban communities are the cities of Claremore, Pryor, and Vinita, Oklahoma, county seats respectively of Rogers, Mayes, and Craig counties. The rural areas are the properties lying outside of corporate places in Rogers, Mayes, and Craig counties. The legal description, assessed value, and the homestead exemption for each piece of property were taken from the assessment rolls. If homestead exemption was not claimed on a unit, this fact was so noted.

The legal descriptions of the selected properties for each county were then presented to a board of local real estate brokers and appraisers for an appraised value on each piece of property. The board in each community was composed of three or four men. The objective was to obtain from at least two of the men most familiar with the unit of property under consideration an agreement as to the value of the property. Thus, the value of all property units was agreed upon by two or more men, although not



necessarily the same men in each case. This procedure tends to introduce a degree of variance between units of property which would not be present were all units appraised by the same man. By the same token, the over-all appraised values are likely to be more accurate since they are the judgment of more than one appraiser.

An appraiser on the board may be more familiar with rural property than with urban property; consequently, he would be heard from more often when rural property was under discussion. This tends to introduce a variance between classes of property (urban and rural). Variance is held to a minimum, however, by the fact that often one of the men appraising one unit of property was also one of the men judging the value of the next piece of property. Although some slight variance is introduced between classes of property, the average of the values is likely to be more accurate. In any circumstance involving "opinion" or "judgment," it is difficult to remove or to entirely compensate for the human error. However, in the procedure followed in obtaining appraised values for the selected property units, it is believed that the error factor has been held to a minimum.

The value asked for was the long-term value which would be placed on the property by a lending agency if considering a long-term loan. Now, the Oklahoma law states that property shall be assessed at its market value.<sup>6</sup> The object in asking appraisers for a long-term appraised value was not to change the basis of assessment, but rather to be ultra-conservative in arriving at a value since all appraisers talked with were of the opinion that present real estate values are inflated. In all cases, the long-term value was estimated at less than the present market value.

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<sup>6</sup> Constitution of the State of Oklahoma, op cit.

The data so gained and the calculations made therefrom were then assembled into tables and are presented in the Appendix of this study. All Appendix tables bearing the same arabic numeral contain data on the same area, e.g., Appendix Table 1 contains the legal description of the property selected in Claremore; Table 1-A contains the actual values on the property; and Table 1-B contains the calculated values for the same property.

Likewise, the rural property of Rogers County was assigned the number 2; Pryor property, 3; Mayes County rural property, 4; Vinita property, 5; and the rural property of Craig County, 6. Summary statistics were then extracted from the Appendix tables. These statistics are presented and will be referred to in the body of this study. Appendix tables are in reality worksheets and they are presented for the convenience of the reader desirous of more detailed information.

Usage.—The following listed words and terms are used rather often in this study, and it is desirable that their meaning be clear.

Ratio and Rate - refers to the relationship, expressed as a percentage, between assessed value and appraised value. If a unit of property is assessed at \$1,000 and appraised at \$10,000, then the ratio or rate of assessed to appraised value is 10 percent.

Average Ratio and Weighted Ratio - the average ratio of assessed to appraised value is the ratios for several individual pieces of property added together and then divided by the number of ratios. Weighted ratio is the total assessed value for several pieces of property divided by the total appraised value.

Gross and Net - Gross is the total value before homestead exemptions, and net is the total value after homestead exemptions. A piece of property may have a gross assessed value of \$1,500 and homestead exemption of \$1,000. The net assessed value is \$500.

Urban Improved, Residential Property - a house (and all other improvements) and lot (or lots) upon which it sits, located within the corporate limits.

Rural Improved, Residential Property - a house (and all other improvements) and the unit of real estate upon which it sits, located outside of corporate areas.

Assessed Value - the value set by the County Assessor for purposes of taxation and so listed in the County Assessment Roll.

Appraised Value - defined in the section "Procedure."

Tax Base - the total assessed valuation certified to the County Treasurer for the purpose of ad valorem tax--sometimes referred to as the "gross tax base."

Taxable Tax Base or Actual Tax Base - the tax base minus the total exemptions allowed for homestead--sometimes referred to as the "net tax base."



## CHAPTER II

### AREA STUDIES

Claremore urban property.—The range in the ratios of gross assessed value to long-term appraised value on fifty pieces of urban, improved residential property units in Claremore is shown in Figure I (page 8). The ratios of assessed to appraised value in the sample range from less than 10 percent to over 90 percent. This alone is strong evidence that inequality in assessments exists, since any variance in the rate of assessment is inequitable. Figure I-A (page 9) shows that as the appraised value of residential property increases the rate of assessment decreases. This indicates that the existing inequality of assessments favors the higher priced homes. This fact is supported by the values given in column I of Table 1 (page 10). The average ratio (the sum of individual ratios divided by the number of ratios) of gross assessed value to appraised value is 34.5 percent, but the weighted ratio (total assessed value of all units divided by total appraised value) is only 29 percent. A weighted ratio lower than the average ratio can be caused only by units that carry the most weight (high-priced units) having a lower average ratio, and thus, by their weight, lowering the weighted ratio to a value below the average. Thus, the evidence that the higher priced property units are favored with a lower rate of assessment is substantiated.

From the standpoint of a "tax base" from which revenue can be derived, the weighted ratio is the ratio to be considered. It makes no difference what the average ratio for individual pieces of property is—the sum total of assessments is the gross tax base; the relationship of this total to the total value of property is the relationship of the tax base to the value of property. Thus, from the view of a gross tax base from which



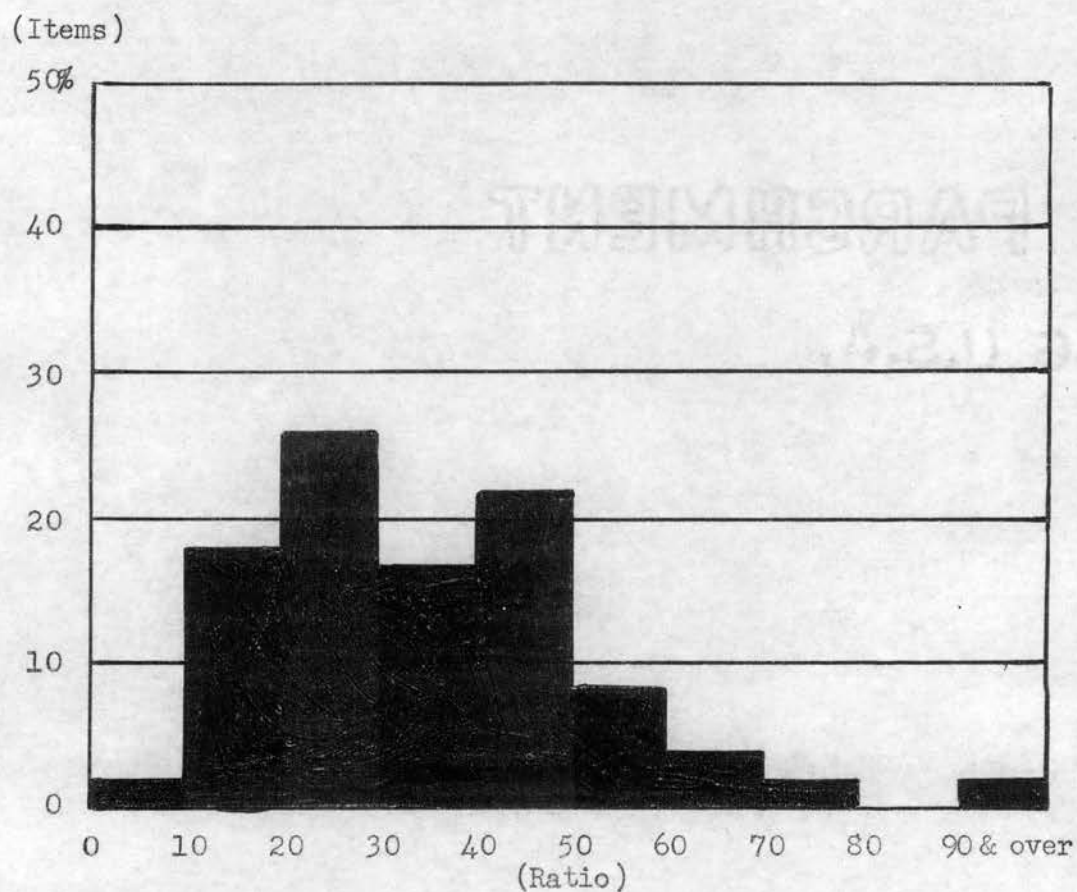


Figure I. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Fifty Pieces of Urban, Improved, Residential Property in Claremore, Oklahoma, 1950

(Ratio)

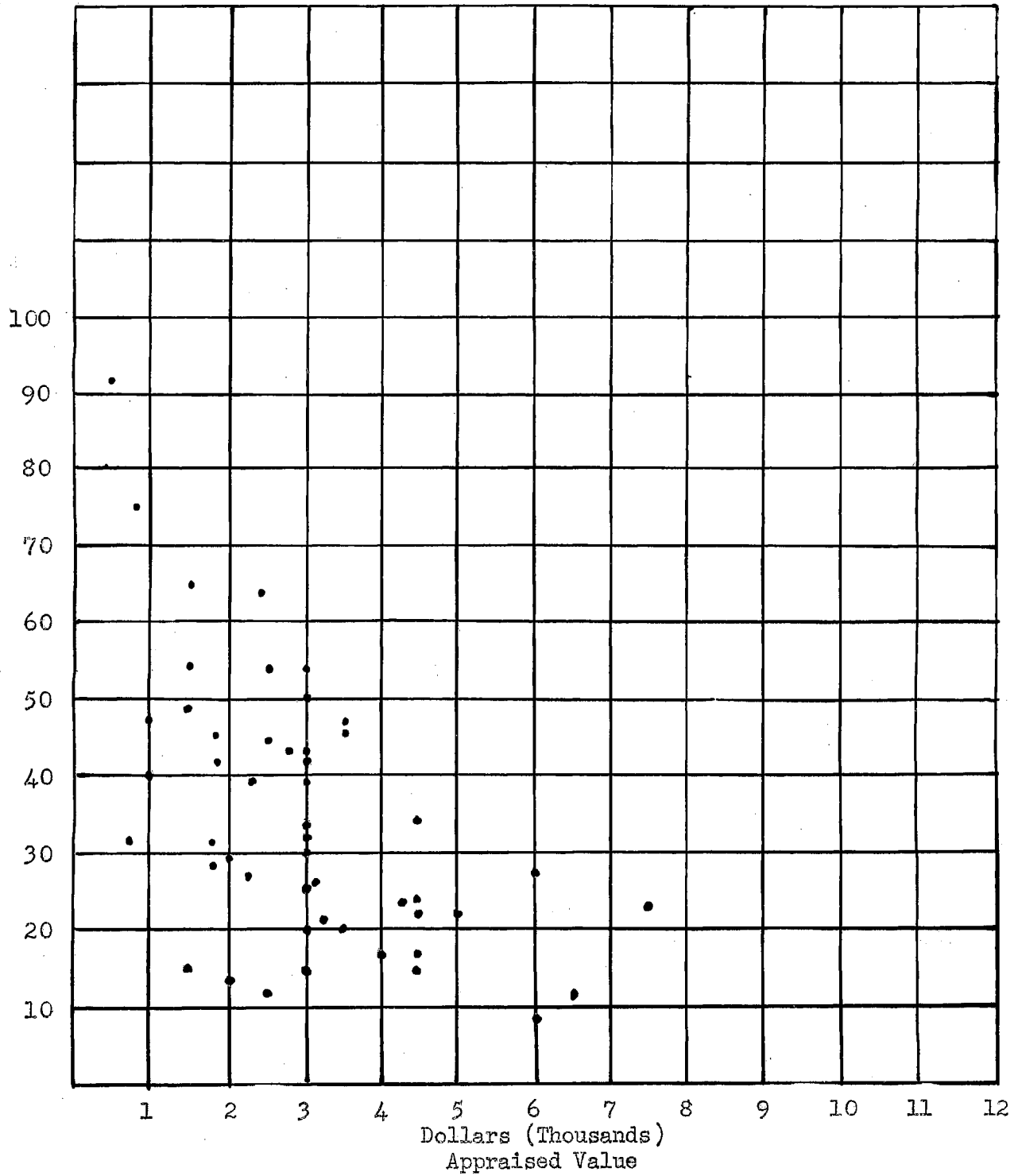


Figure I-A. Graphic Presentation of the Scatter of the Ratio of Assessed to Appraised Value on Fifty Pieces of Urban, Improved, Residential Property in Claremore, Oklahoma, 1950

TABLE 1  
SUMMARY TABLE FOR THE DATA ON FIFTY PIECES  
OF  
IMPROVED, RESIDENTIAL PROPERTY UNITS AS PRESENTED IN  
APPENDIX TABLES 1-A AND 1-B. (CLAREMORE, OKLAHOMA)

Line	<sup>1</sup> I	<sup>2</sup> II
	Actual Sample Values	Calculated Sample Values
1 Average Ratio of Gross Assessed to Appraised Value	34.5	50.0
2 Weighted Ratio of Gross Assessed to Appraised Value	29.0	50.0
3 Average Ratio of Net Assessed to Appraised Value	14.7	27.1
4 Weighted Ratio of Net Assessed to Appraised Value	12.2	29.2
5 Percent of Assessed Value Lost by Homestead Exemption	58.1	41.5
6 Number of Property Units Claiming Homestead Exemption	34	34
7 Percent of Property Units Claiming Homestead Exemption	68.0	68.0
8 Number of Units Completely Exempt from Ad Valorem Tax	21	8
9 Percent of Units Completely Exempt from Ad Valorem Tax	42.0	16.0

1 In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 1-A by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 1-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 1-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 1-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of Column III in Appendix Table 1-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 1-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 1-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 1-A.

(continued)

TABLE 1 (continued)

- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 1-A into the value for Line 8 above.

2 In column II:

- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
- (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 1-A, divided into the sum of column II, Appendix Table 1-B.
- (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 1-B by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 1-B by the sum of column V in Appendix Table 1-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 1-B.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 1-B the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 1-B into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 1-B.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 1-B into the value for Line 8 above.



public revenue can be derived, and considering only that part of the total tax base which is made up of residential, real property assessments, only 29 percent of the long-term value of Claremore's residential property is represented in the tax base. To simplify--although to the individual the average rate of assessment is 34.5 percent, the rate to the political subdivision is only 29 percent. But recall--this is the gross rate.

Residential property occupied by the owner is subject to homestead exemption which allows the owner to exempt the first \$1,000 of his assessment from taxation on all but old debt.<sup>1</sup> (In most political divisions of the state, old debt has become a minor or non-existent burden and will not be considered in this thesis.) The total homestead exemption allowed deducted from the total assessment leaves a total net assessed value which is the real taxable tax base. This is the base upon which levies are made for operating revenue and upon which bonds are floated for capital improvements. Line 4 of Table 1 shows that insofar as the sample is representative of Claremore, only 12.2 percent of the long-term appraised value of the improved, residential property of Claremore appears in the net tax base.

Line 5 in the same table shows that on the class of property being considered 58.1 percent of the gross assessed value is lost by homestead exemption. Of the fifty pieces of property appearing in the sample, thirty-four, or 68 percent, claimed homestead exemption and twenty-one, or 42 percent, of the units had original assessments so low that they were completely covered by the \$1,000 exemption and, therefore, completely exempt from ad valorem tax.

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1 Oklahoma Statutes 1941, Annotated, Title 68, Section 34.

Let us examine the effects on the tax base if residential property were actually assessed at 50 percent of long-term appraised value. The values derived by this assumption are presented in column II of Table 1. The first and most obvious result would be the elimination of all inequalities of assessment. If all property were assessed at 50 percent of value, then all would be assessed equitably. This also would eliminate the difference between the average rate and the weighted rate--both would be 50 percent.

Since the 50 percent rate is higher than the existing rate, the weighted ratio of net assessed to appraised value is also higher. The net ratio has been raised from 12.2 percent to 29.2 percent. Note from Table 1 that on the existing ratio (column I) the average net rate is higher than the weighted net rate; but under the new assessment ratio (column II), the average net rate is lower than the weighted net rate. This means that, although the individual pieces of property are assessed at a net ratio of 27.1 percent, the weight of the higher priced property brings the average up so that, in the eyes of the political division and considered from the tax base standpoint, the rate is 29.2 percent. Since the higher priced property is assessed at the same rate as the lower priced property, homestead exemptions are much more valuable percentagewise to the low-priced units.

Line 5 shows that the loss due to homestead exemption has been reduced from 58.1 percent to 41.5 percent. The weighted ratio of gross assessed value has been increased by 72.4 percent, but the weighted ratio of net assessed value has been increased 139.3 percent. This affirms the decreased effect of homestead exemption, i.e., assessed valuation has increased at a faster rate than homestead exemption.

It is assumed for the purposes of this study that the increased rate of assessment will not change the rate of homeownership and that the number of units claiming homestead exemption will remain the same at thirty-four, or 68 percent. By increasing the assessed value, however, the number of units being completely exempt from taxation has been reduced from twenty-one to eight, or from 42 percent to only 16 percent.

Rogers County rural property.--Figure II (page 15) depicts, among other things, the range of the ratios of assessed value to long-term appraised value on forty-eight pieces of rural, improved, residential property in Rogers County. Any range in the rate of assessment is an inequality of assessment, and this figure is used to show that the inequality is sizable--with ratios ranging from 10 percent to over 90 percent. Figure II-A (page 16) shows that, as in the case of the Claremore urban property, the inequality favors the higher priced units in that as the value increases, the rate of assessment decreases.

Table 2 (page 17) shows in column I that the average ratio of gross assessed value to appraised value for individual pieces of property is 63.8 percent; but on a weighted basis, the ratio is reduced to 46.5 percent. The effect of homestead exemption is to reduce the average net ratio to 33.1 percent and the weighted net ratio to 32.4 percent. This means that from a taxable basis, 32.4 percent of the appraised value of rural property is reflected in the tax base.

Homestead exemptions accounted for a 30.3 percent reduction in the gross assessed valuation. Of the forty-eight property units represented in the sample, 54.2 percent claimed homestead exemption and 29.2 percent of the units were completely exempt from ad valorem tax by the homestead exemption law.

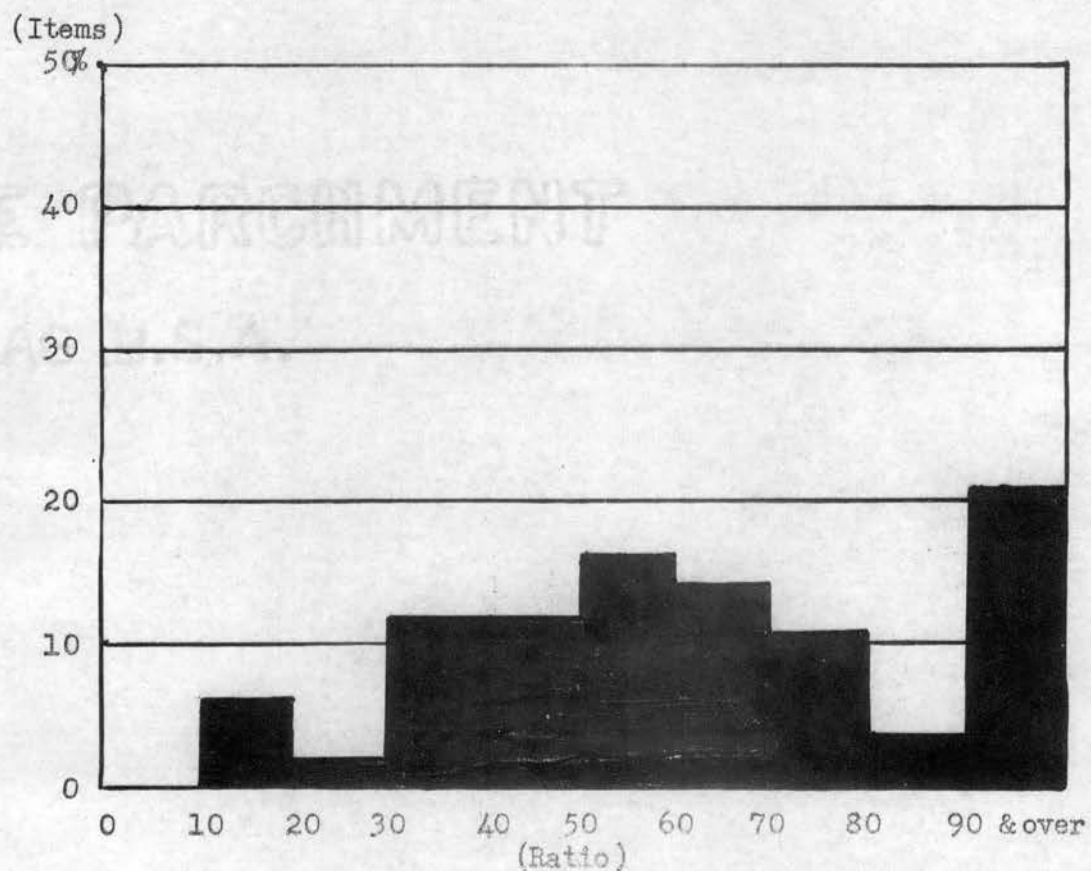


Figure II. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Forty-eight Pieces of Rural, Improved, Residential Property in Rogers County, Oklahoma, 1950



(Ratio)

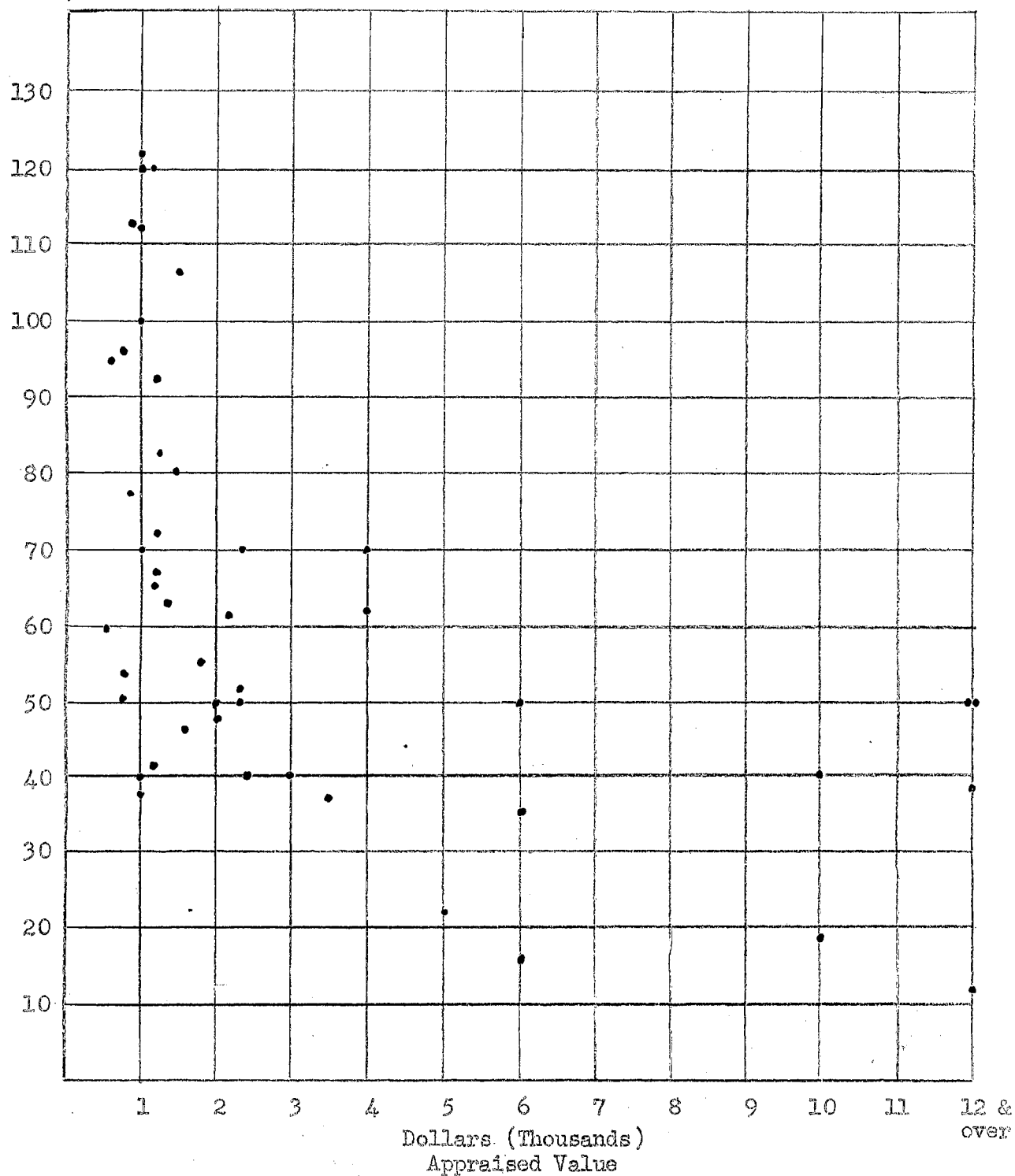


TABLE 2

SUMMARY TABLE FOR THE DATA ON FORTY-EIGHT PIECES OF  
IMPROVED, FARMSTEAD PROPERTY UNITS AS PRESENTED  
IN APPENDIX TABLES 2-A AND 2-B  
(ROGERS COUNTY)

Line		<sup>1</sup> I	<sup>2</sup> II
		Actual Sample Values	Calculated Sample Values
1	Average Ratio of Gross Assessed to Appraised Value	63.8	50.0
2	Weighted Ratio of Gross Assessed to Appraised Value	46.5	50.0
3	Average Ratio of Net Assessed to Appraised Value	33.1	26.5
4	Weighted Ratio of Net Assessed to Appraised Value	32.4	38.1
5	Percent of Assessed Value Lost by Homestead Exemption	30.3	23.9
6	Number of Property Units Claiming Homestead Exemption	26	26
7	Percent of Property Units Claiming Homestead Exemption	54.2	54.2
8	Number of Units Completely Exempt from Ad Valorem Tax	14	17
9	Percent of Units Completely Exempt from Ad Valorem Tax	29.2	35.4

<sup>1</sup> In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 2-A by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 2-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 2-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 2-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 2-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 2-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 2-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 2-A.

(continued)

TABLE 2 (continued)

- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 2-A into the value for Line 8 above.

2 In column II:

- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
- (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 2-A, divided into the sum of column II, Appendix Table 2-B.
- (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 2-B by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 2-B by the sum of column V in Appendix Table 2-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 2-B.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 2-B the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 2-B into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 2-B.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 2-B into the value for Line 8 above.

If the property under discussion were assessed at 50 percent of long-term appraised value, the values as set forth in column II would result. Inequalities of assessment rates would disappear. The average rate of 63.8 percent would be lowered to an average rate of 50 percent, but the weighted rate of 46.5 percent would be raised to a weighted rate of 50 percent. The average net rate would be reduced by 19.9 percent, but the weighted net rate would be increased by 17.6 percent to a rate of 38.1 percent, i.e., 38.1 percent of the appraised value for all rural residential property would appear in the actual tax base. Only 23.9 percent of the gross assessed value would be lost by homestead exemption. While the number of units claiming homestead exemption would remain the same, the number of units completely exempt from ad valorem tax would be increased to 35.4 percent of the total. This increase in the number of units completely exempt is accounted for by the fact that some of the lower priced units are now assessed at a rate considerably above 50 percent. By reducing them to an assessment of 50 percent, the assessed value would be brought within the \$1,000 limit allowed by law.

In comparing the Claremore urban property with the Rogers County rural property, the major comparisons are these:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	29.0	46.5
Weighted Ratio of Net Assessed to Appraised Value	12.2	32.4
Percent of Assessed Value Lost by Homestead Exemption	58.1	30.3
Percent of Units Claiming Homestead Exemption	68.0	54.2
Percent of Units Completely Exempt from Ad Valorem Tax	42.0	29.2



First, note that rural property is assessed at a gross weighted ratio that is 60 percent higher than that for urban property. Twenty-five percent more urban units claiming homestead exemption and 44 percent more urban units being completely exempt serves to make the gross assessed valuation loss 92 percent higher on urban property than on rural property. This loss results in rural property having a net weighted assessed ratio that is 165 percent higher than the net weighted ratio for urban property. Certainly there is an inequality in the rate of assessments between urban residential property and rural residential property in Rogers County. The number of units claiming homestead exemption is determined largely by the percent of home ownership; and this is an influence on the net weighted ratio; however, the initial inequality is in the gross ratio of assessed to appraised value.

Comparisons of urban and rural property if both were assessed at 50 percent of appraised value are as follows:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	50.0	50.0
Weighted Ratio of Net Assessed to Appraised Value	29.2	38.1
Percent of Assessed Value Lost by Homestead Exemption	41.5	23.9
Percent of Units Claiming Homestead Exemption	68.0	54.2
Percent of Units Completely Exempt from Ad Valorem Tax	16.0	35.4

First, note that the inequality in the rate of assessment has been eliminated in that both classes of property are assessed at 50 percent of appraised value. As previously stated, the percent of occupants owning the homes in which they live largely determines the number of units claiming homestead exemption, and the value of the unit determines whether it is completely exempt from taxation. From the figures shown on the preceding

page, it is to be concluded that more urban than rural dwellers own the property on which they live and that there are more pieces of low-priced property in the rural area than in the urban. The total exemption value of all units claiming homestead exemption, however, is greater in the urban area than in the rural area. This is shown by the fact that 41.5 percent of the assessed valuation was lost by homestead exemption in the urban area but only 23.9 percent was lost in the rural area. The final effect of homestead exemption has been to lower the gross assessed ratio to a net assessed ratio of 29.2 percent on urban property and 38.1 percent on rural property.

In summarizing this and the preceding section, it is pointed out that (1) inequality in the rate of assessing residential property exists both within and between the classes of property discussed, (2) only 12.2 percent of the long-term appraised value of improved, residential property in Claremore is taxable, while 32.4 percent of the appraised value of the same class of rural property is taxable, (3) homestead exemptions reduce the gross assessed value of urban property by 58.1 percent and of rural property by 30.3 percent, (4) 68 percent of the urban and 54.2 percent of the rural property units claimed homestead exemption, and (5) 42 percent of the urban and 29.2 percent of the rural property units were completely exempt from ad valorem tax by the homestead exemption law.

If property were reassessed at 50 percent of long-term appraised value, (1) inequalities of assessments, both within and between classes of property would be eliminated, (2) the percentage of the appraised value appearing in the net tax base would be increased by 139.3 percent for urban property and by 17.6 percent for rural property, (3) the amount of the gross

tax base lost by homestead exemption would be reduced by 28.6 percent on urban and 21.1 percent on rural property, (4) the percent of units claiming homestead exemption would remain the same, but (5) the number of units being completely exempt from ad valorem tax would be reduced to 16 percent for urban property and would be increased to 35.4 percent for rural property.

Pryor urban property.--Figure III (page 24) shows that the ratio of gross assessed to appraised value on urban, improved, residential property in Pryor is much more equitable than that which existed for Claremore. Although the range runs from less than 10 percent to over 90 percent, the bulk of the property is assessed at a ratio falling in the 10 to 40 percent interval. Since there is a range, however, some inequality does exist. Examination of Figure III-A (page 25) shows that this inequality still favors the higher priced units, although, as mentioned, certainly not to the extent as was found in the Rogers County area.

Column I of Table 3 (page 26) indicates that, although the average ratio for the forty-eight pieces of property in the sample is 22.6 percent, the weighted ratio is only 18.4 percent. A 55.5 percent reduction in the gross assessed value caused by homestead exemption serves to reduce the gross average to a net average of 6.4 percent and the gross weighted ratio to a net weighted ratio of 8.2 percent. This means that, of the total long-term appraised value of all the homes in Pryor, only 8.2 percent of this value is reflected in the net tax base--the base from which a portion of the operating revenue of the political unit must be derived and the base upon which capital improvements must be made.

Further examination of the table reveals that 72.9 percent of the property units claimed homestead exemption (indicating the rate of home ownership) and that 47.9 percent of all units were completely exempt from paying ad valorem tax.

Consider the effect of assessing this property at 50 percent of long-term appraised value by noting the values in column II of Table 3. First of all, that inequality which does exist would be eliminated. Next, the effective (net) tax base from this class of property would be increased



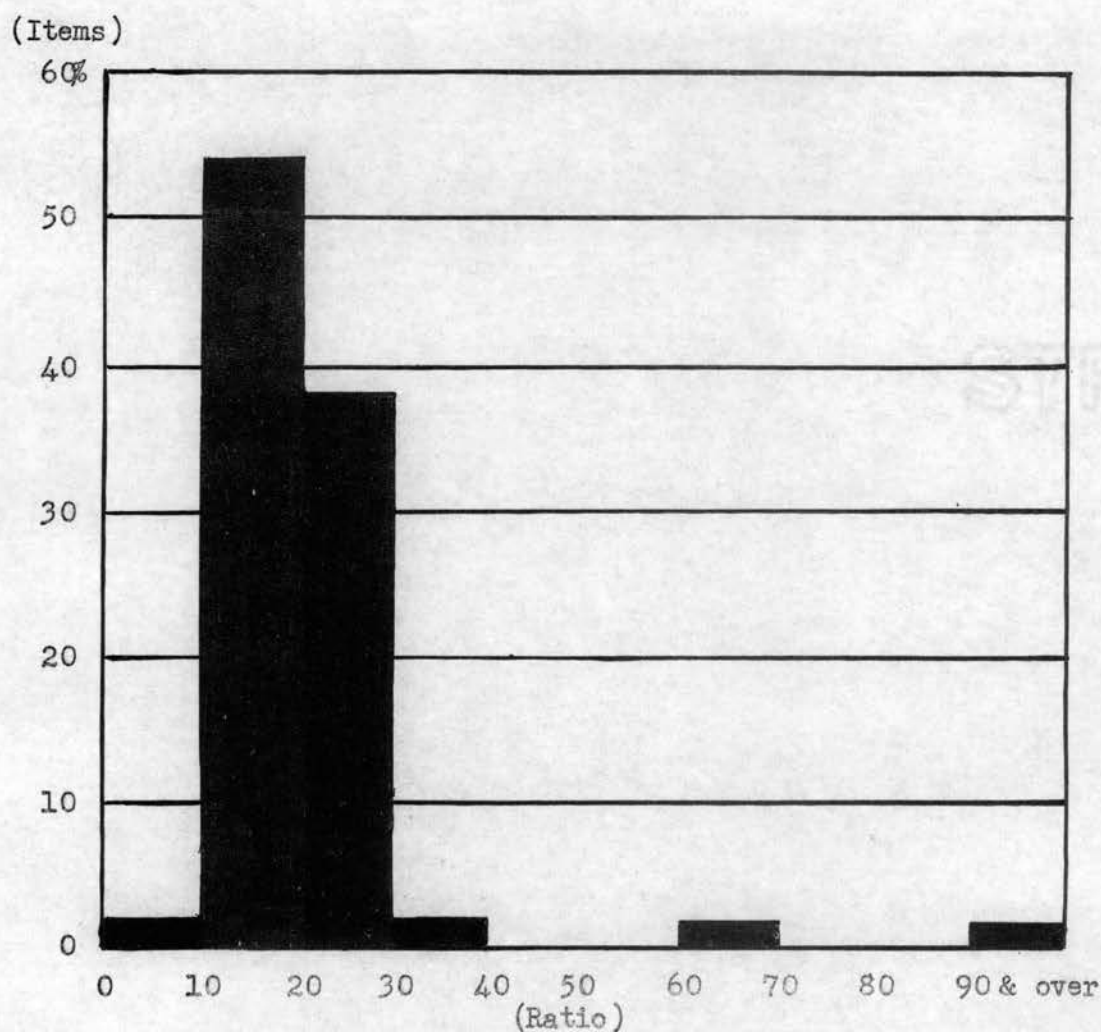


Figure III. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Forty-eight Pieces of Urban, Improved, Residential Property in Pryor, Oklahoma, 1950

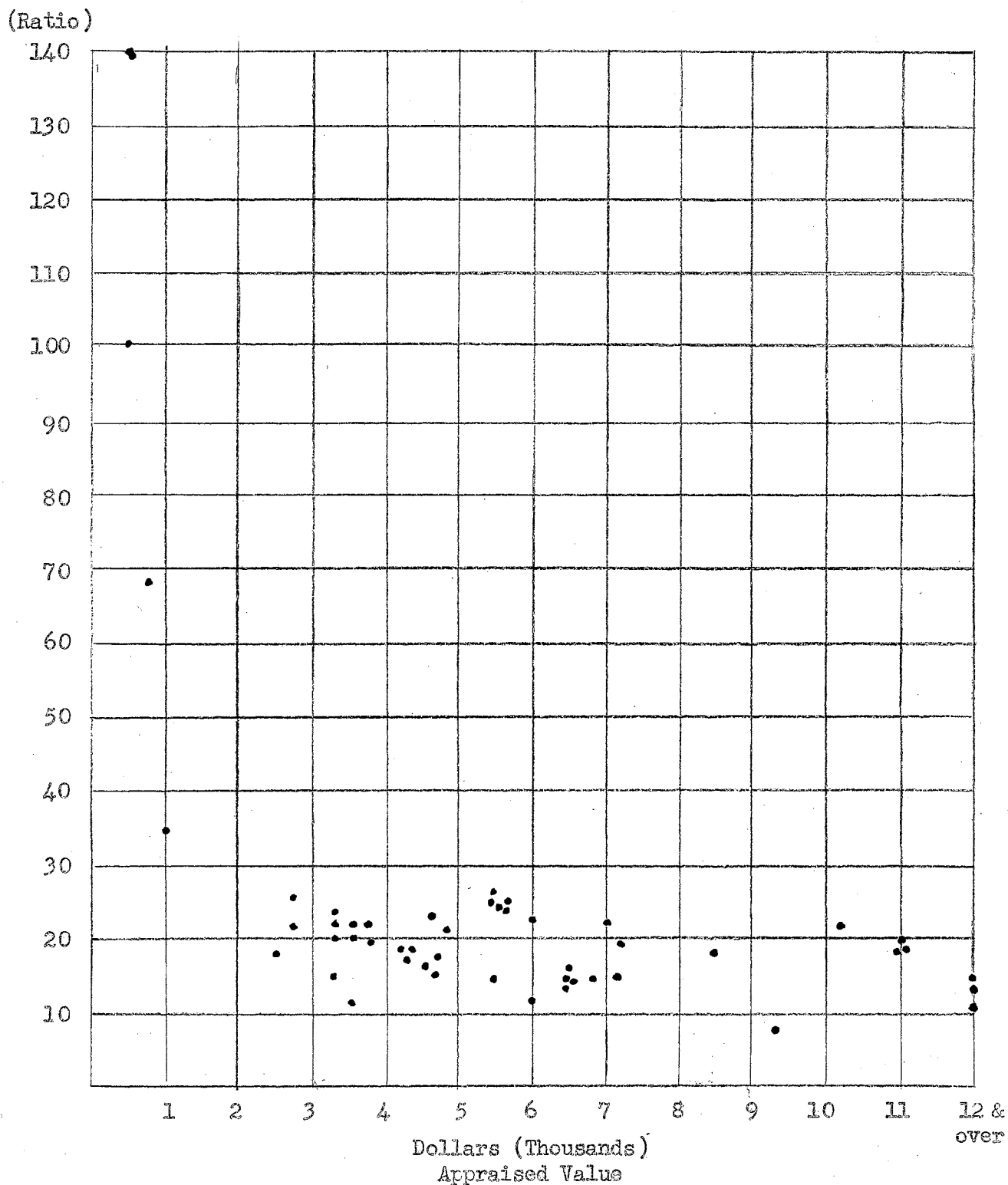


TABLE 3

SUMMARY TABLE FOR THE DATA ON FORTY-EIGHT PIECES OF  
IMPROVED, RESIDENTIAL PROPERTY UNITS AS PRESENTED IN  
APPENDIX TABLES 3-A AND 3-B. (PRIOR, OKLAHOMA)

Line	I <sup>1</sup>	II <sup>2</sup>
	Actual Sample Values	Calculated Sample Values
1 Average Ratio of Gross Assessed to Appraised Value	22.6	50.0
2 Weighted Ratio of Gross Assessed to Appraised Value	18.4	50.0
3 Average Ratio of Net Assessed to Appraised Value	6.4	32.7
4 Weighted Ratio of Net Assessed to Appraised Value	8.2	38.0
5 Percent of Assessed Value Lost by Homestead Exemption	55.5	24.0
6 Number of Property Units Claiming Homestead Exemption	35	35
7 Percent of Property Units Claiming Homestead Exemption	72.9	72.9
8 Number of Units Completely Exempt from Ad Valorem Tax	23	3
9 Percent of Units Completely Exempt from Ad Valorem Tax	47.9	6.3

1 In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 3-A by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 3-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 3-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 3-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 3-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 3-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 3-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 3-A.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 3-A into the value for Line 8 above.

(continued)

TABLE 3 (continued)

- 2 In column II:
- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
  - (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 3-A, divided into the sum of column II, Appendix Table 3-B.
  - (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 3-B by the number of items.
  - (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 3-B by the sum of column V in Appendix Table 3-A.
  - (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 3-B.
  - (f) The value for Line 6 is determined by counting in column III of Appendix Table 3-B the number of items for which a value is shown.
  - (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 3-B into the value for Line 6 above.
  - (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 3-B.
  - (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 3-B into the value for Line 8 above.



from 8.2 percent to 38.0 percent of the total appraised value—an increase of 363 percent. The percent of the gross assessed valuation lost by homestead exemption would be reduced from 55.5 percent to 24.0 percent. Homeownership and, thus, the number of units claiming homestead exemption would remain the same; but by placing the units on the assessment roll at a more realistic value, the number of units being completely exempt from paying ad valorem tax would be reduced from 47.9 percent to only 6.3 percent.

Mayes County rural property.—Even a cursory examination of Figure IV (page 29) is enough to show that the situation in the rural area surrounding Pryor (Mayes County) is quite different from that existing in Pryor. Although the range in the ratios of assessed value to appraised value approximates that found in Pryor, the items are more scattered, indicating that the inequality of assessments is greater in the rural area. This is verified by the scatter of the items as shown in Figure IV-A (page 30). This figure also shows that again the ratio favors the higher priced units, i.e., on the average the higher the appraised value the lower the ratio between assessed value and appraised value.

Column I of Table 4 (page 31) shows that the average ratio for the fifty pieces of property in the rural sample is 63.4 percent and that the weighted ratio is 44.3 percent. A reduction in the gross assessed value of 59.9 percent, caused by homestead exemption, reduced the gross average to a net average of 18.3 percent and the gross weighted to a net weighted ratio of 17.8 percent. Again, this indicates that only 17.8 percent of the appraised value of improved rural property appears on the taxable tax base. Seventy-eight percent of the units claimed homestead exemption and 40 percent of the units were assessed low enough to be covered completely by the \$1,000 exemption allowed on homestead, thereby completely escaping ad valorem taxation.

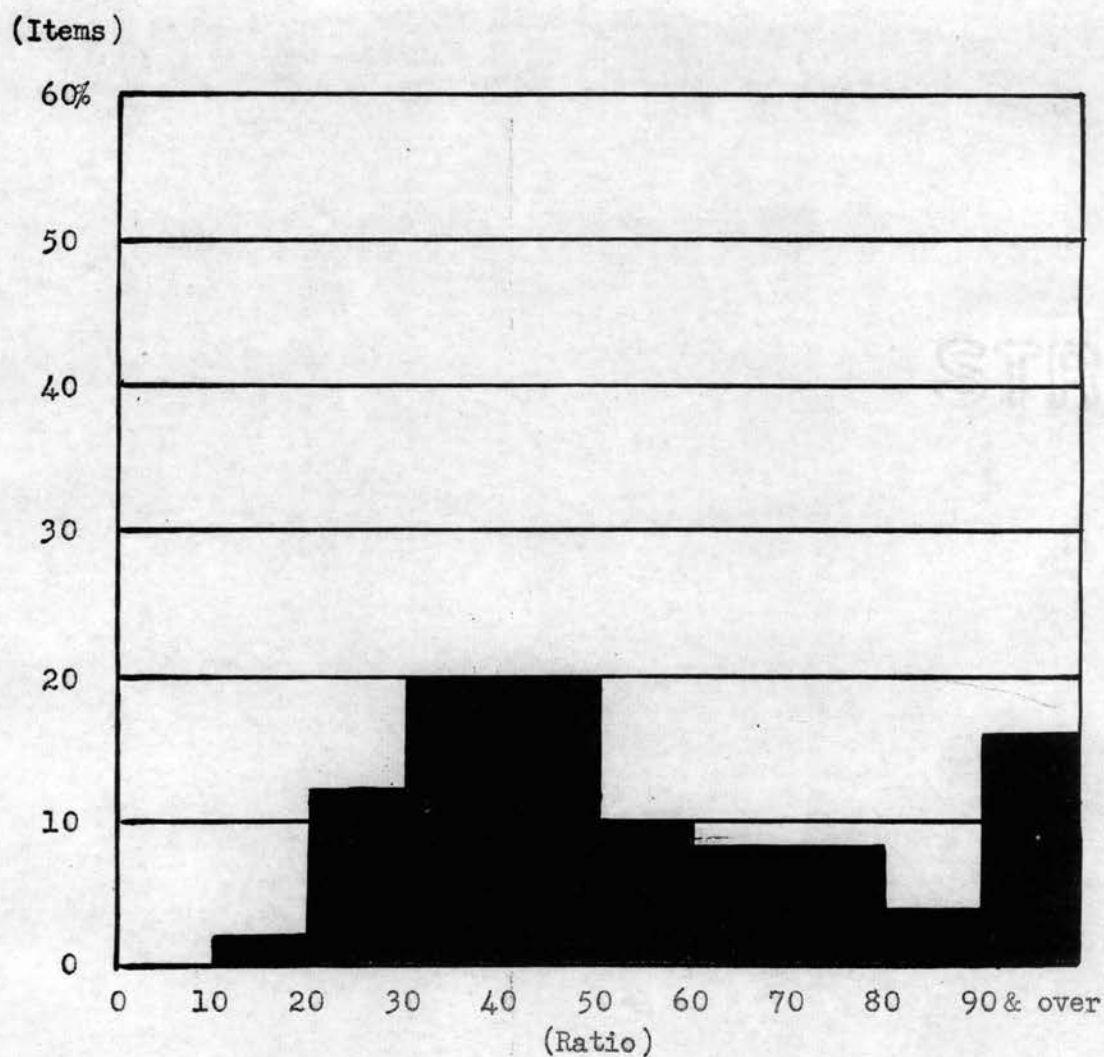


Figure IV. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Fifty Pieces of Rural, Improved, Residential Property in Mayes County, Oklahoma, 1950

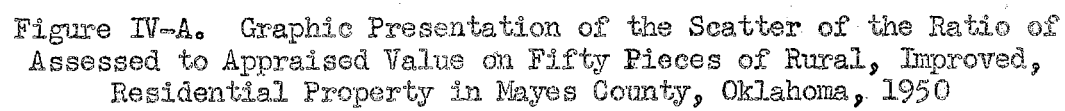


TABLE 4

SUMMARY TABLE FOR THE DATA ON FIFTY PIECES OF  
IMPROVED, FARMSTEAD PROPERTY UNITS AS PRESENTED  
IN APPENDIX TABLES 4-A AND 4-B. (MAYES COUNTY)

Line	I <sup>1</sup> Actual Sample Values	II <sup>2</sup> Calculated Sample Values
1 Average Ratio of Gross Assessed to Appraised Value	63.4	50.0
2 Weighted Ratio of Gross Assessed to Appraised Value	44.3	50.0
3 Average Ratio of Net Assessed to Appraised Value	18.3	19.3
4 Weighted Ratio of Net Assessed to Appraised Value	17.8	25.2
5 Percent of Assessed Value Lost by Homestead Exemption	59.9	49.6
6 Number of Property Units Claiming Homestead Exemption	39	39
7 Percent of Property Units Claiming Homestead Exemption	78.0	78.0
8 Number of Units Completely Exempt from Ad Valorem Tax	20	19
9 Percent of Units Completely Exempt from Ad Valorem Tax	40.0	38.0

1 In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 4-A by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 4-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 4-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 4-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 4-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 4-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 4-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 4-A.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 4-A into the value for Line 8 above.

(continued)

TABLE 4 (continued)

2 In column II:

- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
- (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 4-A, divided into the sum of column II, Appendix Table 4-B.
- (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 4-B by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 4-B by the sum of column V in Appendix Table 4-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 4-B.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 4-B the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 4-B into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 4-B.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 4-B into the value for Line 8 above.



Examination of column II of this table reveals that the average ratio of gross assessed to appraised value can actually be lowered and at the same time the amount of the tax base increased. Reassessing this property at 50 percent of long-term appraised value, while eliminating inequalities of assessment, would at the same time lower the average ratio from 63.4 percent to 50 percent. Equitable assessment, however, would raise the gross tax base from 44.3 percent to 50 percent. A reduction in the percent of the gross assessed valuation lost by homestead exemption of 17.2 percent (from 59.9 percent to 49.6 percent) serves to increase the average net ratio from 18.3 percent to only 19.3 percent; but the weighted net ratio is increased from 17.3 percent to 25.2 percent, thereby making 25.2 percent of the appraised value of the real property under discussion actually taxable instead of only 17.8 percent.

As in the preceding areas, homeownership or the number of units claiming homestead exemption would remain the same. The number of units completely exempt from paying taxes would be reduced from 40 to 38 percent—a reduction of only 5 percent.

In comparing the Pryor urban property with the Mayes County rural property, the major comparisons are these:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	18.4	44.3
Weighted Ratio of Net Assessed to Appraised Value	8.2	17.8
Percent of Assessed Value Lost by Homestead Exemption	55.5	59.9
Percent of Units Claiming Homestead Exemption	72.9	78.0
Percent of Units Completely Exempt from Ad Valorem Tax	47.9	40.0

The most conspicuous comparison is that rural property is assessed at a gross ratio that is 129 percent higher than the ratio for urban property—truly an inequality of assessment between classes of property. Seven percent more rural units claimed homestead exemption than did urban units, but 20 percent more of the urban units were completely exempt from ad valorem tax than were rural units. Let it be repeated that the number of units claiming homestead exemption is a reflection of the degree of homeownership but that the number of units completely exempt is influenced by the size, i.e., value of the unit and the rate at which it is assessed. It will be pointed out subsequently, however, that, if the urban property were assessed at the same rate as the rural property, the percent (47.9) of urban units being completely exempt would be considerably reduced.

Homestead exemptions caused an 8 percent greater loss on the gross assessed valuation on rural property than it did on urban property. This serves to reduce the 129 percent advantage urban property has over rural property to an advantage of 117 percent, i.e.: On a gross basis rural property is assessed at a ratio 129 percent higher than the ratio for urban property, but on a net basis rural property is assessed at a ratio only 117 percent higher than that for urban property.

Now, let us compare these two classes of property if both are assessed at 50 percent of long-term appraised value. The values are as follows:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	50.0	50.0
Weighted Ratio of Net Assessed to Appraised Value	38.0	25.2
Percent of Assessed Value Lost by Homestead Exemption	24.0	49.6
Percent of Units Claiming Homestead Exemptions	72.9	78.0
Percent of Units Completely Exempt from Ad Valorem Tax	6.3	38.0

The preceding tabulation can be analyzed in the same manner as the tabulation on page 33. It is sufficient to note, however, only two items-- (1) inequality of assessment would be eliminated in that both classes of property start out by being assessed at the same ratio, (2) the effect of homeownership and size (value) of units operating through the homestead exemption law would be to reverse the values which actually exist: Rural property is actually assessed at a weighted net ratio which is 117 percent higher than that for urban property; but by assessing them at an equal gross ratio, urban property would have a net assessed ratio 51 percent higher than that for rural property.

In summarizing this and the preceding section the important findings are (1) inequality in the rate of assessing residential property exists both within and between the classes of property discussed, (2) only 8.2 percent of the long-term appraised value of improved, residential property in Pryor is taxable, while 17.8 percent of the appraised value of the same class of rural property is taxable, (3) homestead exemptions reduce the gross assessed value of urban property by 55.5 percent and of rural property by 59.9 percent, (4) 72.9 percent of the urban and 78.0 percent of the rural property units claim homestead exemption, and (5) 47.9 percent of the urban and 40.0 percent of the rural property units are completely exempt from ad valorem tax by the homestead exemption law.

If property were reassessed at 50 percent of long-term appraised value, (1) inequalities of assessments, both within and between classes of property, would be eliminated, (2) the percentage of the appraised value appearing in the net tax base would be increased by 363.4 percent for urban property and by 41.6 percent for rural property, (3) the amount of

the gross tax base lost by homestead exemption would be reduced by 56.8 percent on urban and 17.2 percent on rural property, (4) the percent of units claiming homestead exemption would remain the same, but (5) the number of units being completely exempt from ad valorem tax would be reduced to 6.3 percent for urban property and 38.0 percent for rural property.

Vinita urban property.—The same type of information presented on the preceding two areas was gathered on the improved, residential property of Vinita and on the rural area of Craig County; the same type of an analysis of the data was made.

Figure V (page 38) shows that the range of the ratios of gross assessed to long-term appraised value on fifty-two pieces of improved, residential property in Vinita ranges from 10 percent to over 90 percent with the majority of the property being assessed at ratios falling between 10 percent and 40 percent. Figure V-A (page 39) shows the scatter of the rate of assessment, confirming Figure V and showing that, as in the two preceding areas, inequitable assessments favor the higher valued property.

Column I of Table 5 (page 40) shows the existing values as revealed by the sample. The average gross ratio of assessment for individual pieces of property is 33.8 percent of long-term appraised value. The low rate of assessment on the more valuable pieces of property brings the average gross ratio down to a weighted gross ratio of only 24.2 percent. Homestead exemptions amounting to 53.1 percent of the gross assessed valuation reduced the average gross ratio to an average net ratio of 15.2 percent and the weighted gross ratio to a weighted net ratio of only 11.3 percent. Interpreted, only 11.3 percent of the appraised value is accounted for in the actual tax base. Over 65 percent of the property units claimed homestead exemption and 23.1 percent were exempt from paying ad valorem tax.

If this property were assessed at 50 percent of long-term appraised value, both the average ratio and the weighted ratio would be increased to 50 percent, as revealed in column II of Table 5. This increase in assessments would reduce the percentage of gross valuation lost by homestead

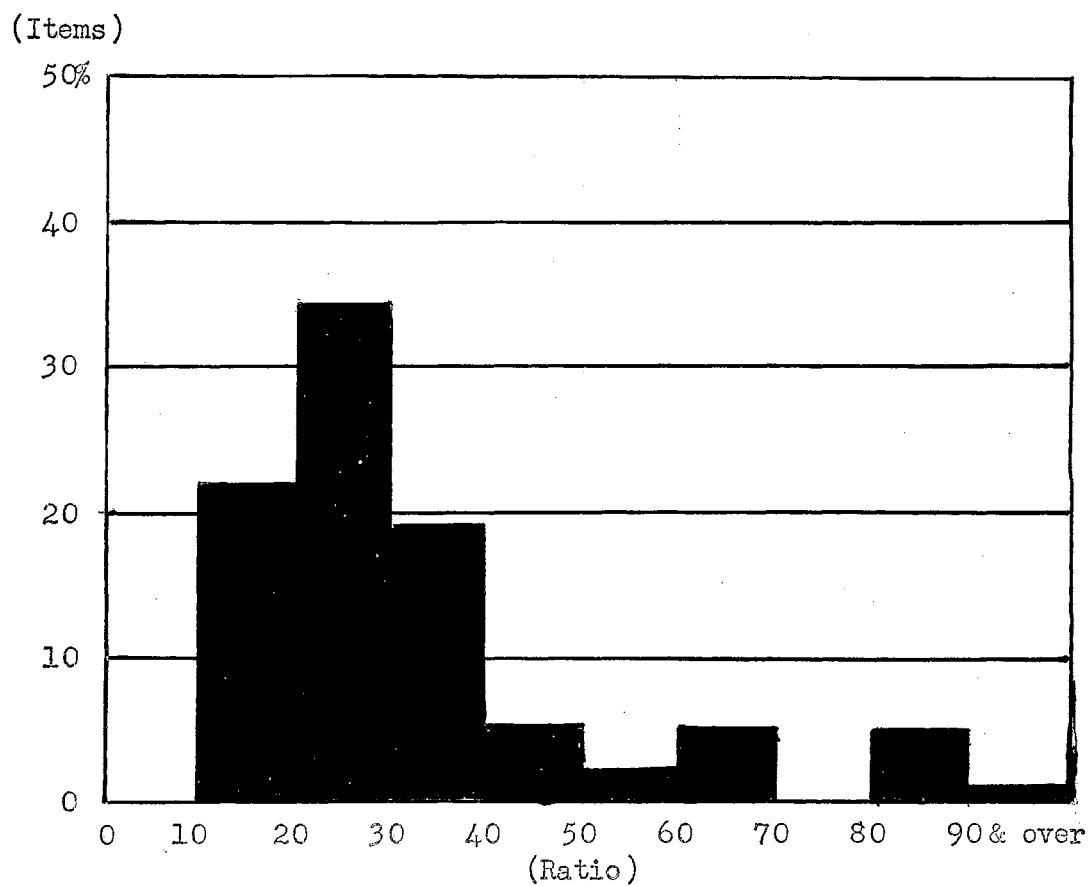


Figure V. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Fifty-two Pieces of Urban, Improved, Residential Property in Vinita, Oklahoma, 1950



(Ratio)

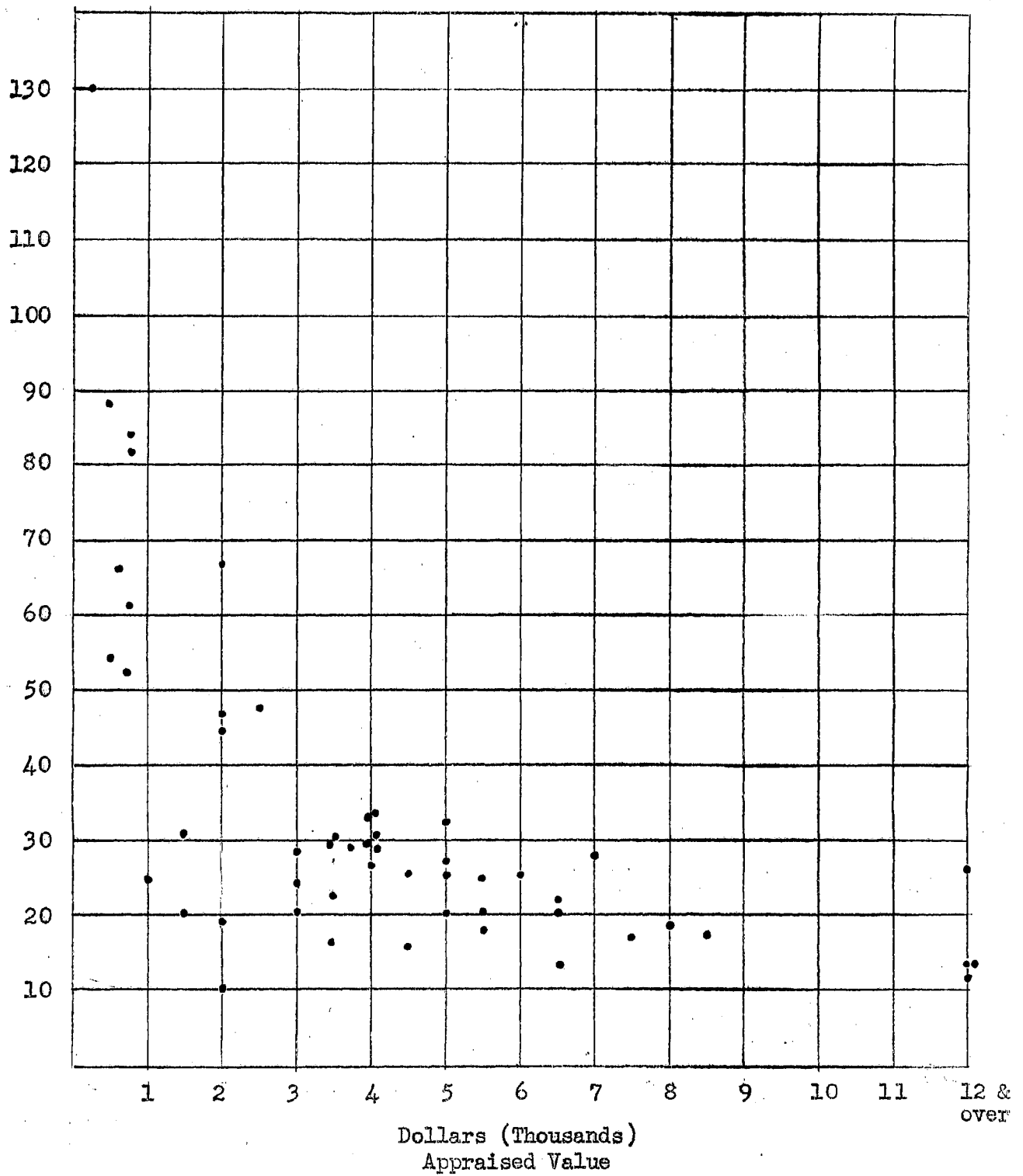


Figure V-A. Graphic Presentation of the Scatter of the Ratio of Assessed to Appraised Value on Fifty-two Pieces of Urban, Improved, Residential Property in Vinita, Oklahoma, 1950

TABLE 5

SUMMARY TABLE FOR THE DATA ON FIFTY-TWO PICES OF  
IMPROVED, RESIDENTIAL PROPERTY UNITS AS PRESENTED IN  
APPENDIX TABLES 5-A AND 5-B. (VINITA, OKLAHOMA)

Line	<sup>1</sup> I	<sup>2</sup> II
	Actual Sample Values	Calculated Sample Values
1 Average Ratio of Gross Assessed to Appraised Value	33.8	50.0
2 Weighted Ratio of Gross Assessed to Appraised Value	24.2	50.0
3 Average Ratio of Net Assessed to Appraised Value	15.2	31.4
4 Weighted Ratio of Net Assessed to Appraised Value	11.3	36.1
5 Percent of Assessed Value Lost by Homestead Exemption	53.1	27.7
6 Number of Property Units Claiming Homestead Exemption	34	34
7 Percent of Property Units Claiming Homestead Exemption	65.4	65.4
8 Number of Units Completely Exempt from Ad Valorem Tax	12	9
9 Percent of Units Completely Exempt from Ad Valorem Tax	23.1	17.3

1 In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 5-A. by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 5-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 5-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 5-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 5-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 5-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 5-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 5-A.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 5-A into the value for Line 8 above.

(continued)

2 In column II:

- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
- (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 5-A, divided into the sum of column II, Appendix Table 5-B.
- (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 5-B by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 5-B by the sum of column V in Appendix Table 5-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 5-B.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 5-B the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 5-B into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 5-B.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 5-B into the value for Line 8 above.

exemption from 53.1 percent to 27.7 percent, thereby increasing the average net ratio to 31.4 percent and the weighted net ratio to 36.1 percent. The amount of the appraised value appearing in the actual tax base would be increased from 11.3 percent to 36.1 percent--an increase of 219.5 percent. As usual, the number of units claiming homestead exemption would remain the same; but the percent of units totally exempt would decrease from 23.1 percent to 17.6 percent.

Craig County rural property.--The picture of the range and distribution of ratios for the rural, improved property units of Craig County as shown in Figure VI (page 43) approximates that shown in Figure V for Vinita with the exception that the bulk of the property units fall in the interval from 20 to 50 percent instead of the interval 10 to 40 percent. This shows immediately that because the ratios vary, there is inequality of assessment and also that, in all probability, rural property is assessed at a higher average rate than urban property. Figure VI-A (page 44) verifies that inequality of assessment exists and that once again the inequality favors the higher priced property.

Table 6 (page 45) reveals in column I that the average ratio of gross assessed value to appraised value is 38.8 percent but that the weighted ratio is 29.4 percent. Homestead exemptions, by reducing the gross assessed valuation 30.4 percent, reduced the average and the weighted ratios to 20.3 percent and 20.4 percent respectively. Thirty-two units out of the fifty-two in the sample, or 61.5 percent, claimed homestead exemption; but only 13.5 percent were completely exempt from paying taxes.

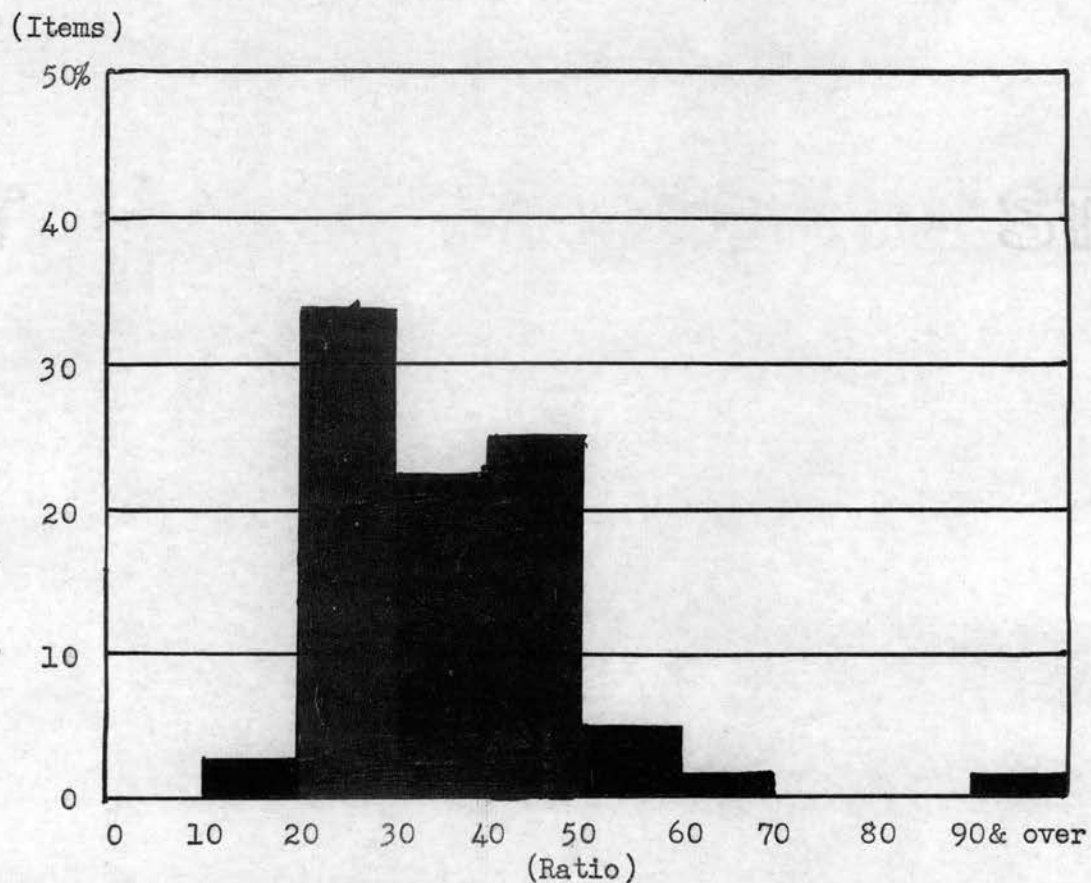


Figure VI. Histogram of Frequency Distribution of Ratios of Assessed Values to Appraised Values of Fifty-two Pieces of Rural, Improved, Residential Property in Craig County, Oklahoma, 1950

(Ratio)

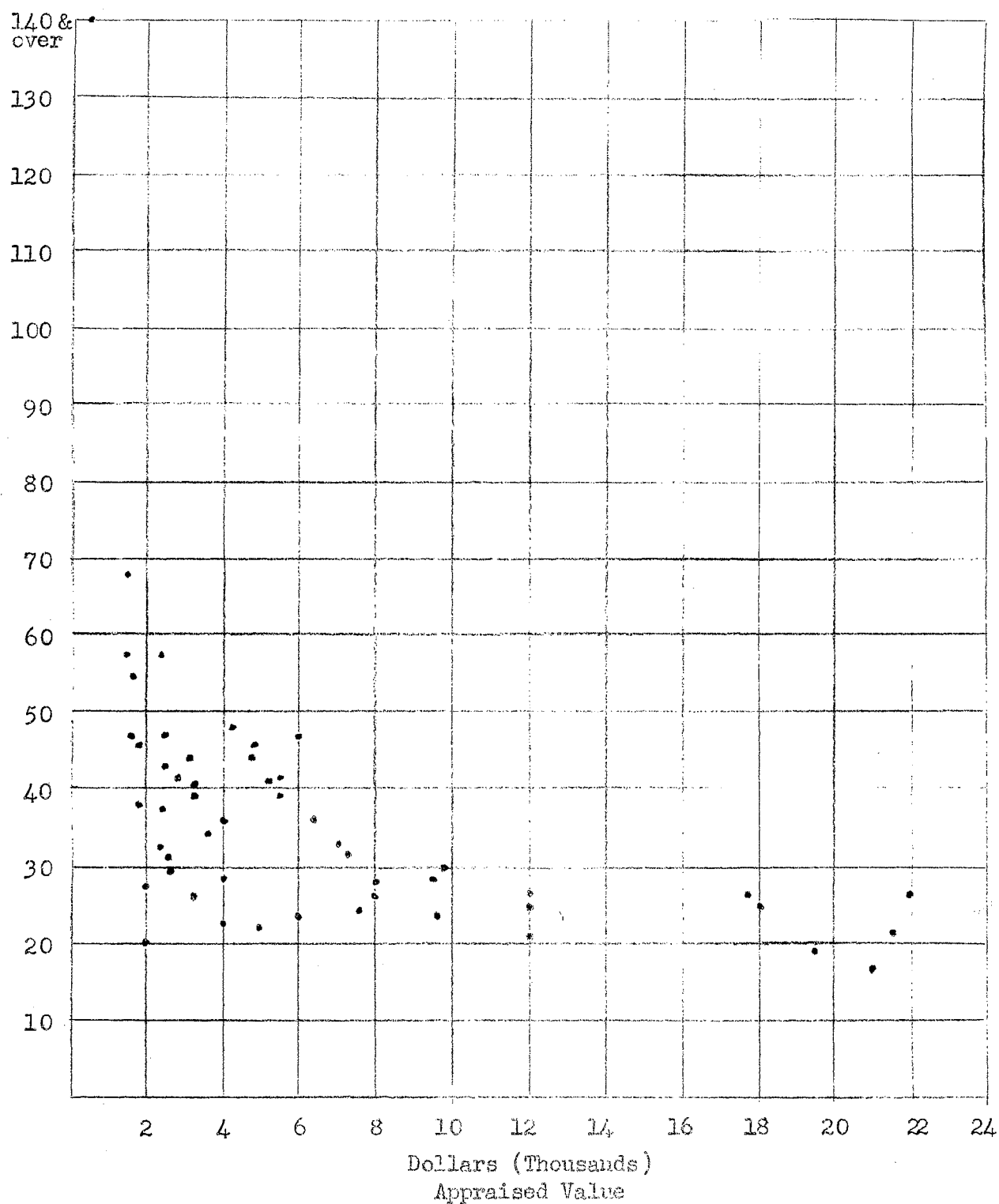


Figure VI-A. Graphic Presentation of the Scatter of the Ratio of Assessed to Appraised Value on Fifty-two Pieces of Rural, Improved, Residential Property in Craig County, Oklahoma, 1950



TABLE 6

SUMMARY TABLE FOR THE DATA ON FIFTY-TWO PIECES OF  
IMPROVED, FARMSTEAD PROPERTY UNITS AS PRESENTED IN  
APPENDIX TABLES 6-A AND 6-B. (CRAIG COUNTY)

Line		<sup>1</sup> I	<sup>2</sup> II
		Actual Sample Values	Calculated Sample Values
1	Average Ratio of Gross Assessed to Appraised Value	38.8	50.0
2	Weighted Ratio of Gross Assessed to Appraised Value	29.4	50.0
3	Average Ratio of Net Assessed to Appraised Value	20.3	34.3
4	Weighted Ratio of Net Assessed to Appraised Value	20.4	41.2
5	Percent of Assessed Value Lost by Homestead Exemption	30.4	17.7
6	Number of Property Units Claiming Homestead Exemption	32	32
7	Percent of Property Units Claiming Homestead Exemption	61.5	61.5
8	Number of Units Completely Exempt from Ad Valorem Tax	7	4
9	Percent of Units Completely Exempt from Ad Valorem Tax	13.5	7.7

1 In column I:

- (a) The value for Line 1 is derived by dividing the sum of column VI in Appendix Table 6-A by the number of items.
- (b) The value for Line 2 is derived by dividing the sum of column V into the sum of column II in Appendix Table 6-A.
- (c) The value for Line 3 is derived by dividing the sum of column VII in Appendix Table 6-A by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column V into the sum of column IV in Appendix Table 6-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 6-A.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 6-A the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 6-A into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 6-A.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 6-A into the value for Line 8 above.

(continued)

TABLE 6 (continued)

2 In column II:

- (a) The value for Line 1 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the average ratio for all pieces of property would be 50 percent.
- (b) The value for Line 2 is the assumed ratio of assessed to appraised value. If each piece of property were assessed at 50 percent of appraised value, then the weighted ratio for all pieces of property would be 50 percent. It is also the sum of column V, Appendix Table 6-A, divided into the sum of column II, Appendix Table 6-B.
- (c) The value for Line 3 is derived by dividing the sum of column V in Appendix Table 6-B by the number of items.
- (d) The value for Line 4 is derived by dividing the sum of column IV in Appendix Table 6-B by the sum of column V in Appendix Table 6-A.
- (e) The value for Line 5 is derived by dividing the sum of column II into the sum of column III in Appendix Table 6-B.
- (f) The value for Line 6 is determined by counting in column III of Appendix Table 6-B the number of items for which a value is shown.
- (g) The value for Line 7 is derived by dividing the total number of items in Appendix Table 6-B into the value for Line 6 above.
- (h) The value for Line 8 is determined by counting the number of items for which no value is shown in column IV, Appendix Table 6-B.
- (i) The value for Line 9 is derived by dividing the total number of items in Appendix Table 6-B into the value for Line 8 above.

Examination of column II in this table will show that if this property had been assessed at 50 percent of long-term appraised value, (1) inequalities of assessment would have been eliminated, (2) the actual tax base would have included 41.2 percent of the total appraised value instead of 20.4 percent, and (3) assessments would have been raised until only 7.7 percent of the property units would have been totally exempt from paying ad valorem tax.

Now, to compare the Vinita urban property with the Craig County rural property—the comparative values are these:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	24.2	29.4
Weighted Ratio of Net Assessed to Appraised Value	11.3	20.4
Percent of Assessed Value Lost by Homestead Exemption	53.1	30.4
Percent of Units Claiming Homestead Exemptions	65.4	61.5
Percent of Units Completely Exempt from Ad Valorem Tax	23.1	13.5

On a gross basis, rural property is assessed at a ratio that is 21 percent higher than that for urban property. Homestead exemption serves to increase this until, on a net basis, rural property is assessed at a ratio that is 81 percent higher than that for urban property. The percent of homeownership for the two areas is approximately the same (65.4 percent for the urban and 61.5 percent for the rural), but the different rates of assessments coupled with the size of units serve to exempt 71 percent more of the urban units from taxation than it exempts rural units. Seventy-four percent more of the urban gross valuation is lost by homestead exemption than is lost on the rural valuation.

Had the property being discussed been assessed at 50 percent of appraised value, then the comparative values would have been as follows:

	Urban	Rural
Weighted Ratio of Gross Assessed to Appraised Value	50.0	50.0
Weighted Ratio of Net Assessed to Appraised Value	36.1	41.2
Percent of Assessed Value Lost by Homestead Exemption	27.7	17.7
Percent of Units Claiming Homestead Exemptions	65.4	61.5
Percent of Units Completely Exempt from Ad Valorem Tax	17.3	7.7

The inequality of rural property being assessed at a higher ratio would be eliminated by assessing both classes of property at 50 percent. The effect of homestead exemption, as influenced by degree of homeownership and value of unit, would be to raise the net ratio for both the urban and rural property; but where formerly the rural property had a net ratio 81 percent higher than that for the urban property, the new net ratio for rural property of 41.2 percent would be only 14 percent higher than that for urban property.

In summarizing this section on Craig County and Vinita real property, the highlights are (1) inequality in the rate of assessing residential property exists both within and between the classes of property discussed, (2) only 11.3 percent of the long-term appraised value of improved, residential property in Vinita is taxable, while 20.4 percent of the appraised value of the same class of rural property is taxable. (3) homestead exemptions reduce the gross assessed value of urban property by 53.1 percent and of rural property by 30.4 percent, (4) 65.4 percent of the urban and 61.5 percent of the rural property units claim homestead

exemption, and (5) 23.1 percent of the urban and 13.5 percent of the rural property units are completely exempt from ad valorem tax by the homestead exemption law.

If property were reassessed at 50 percent of long-term appraised value, (1) inequalities of assessments, both within and between classes of property, would be eliminated, (2) the percentage of the appraised value appearing in the net tax base would be increased by 219.5 percent for urban property and by 102.0 percent for rural property, (3) the amount of the gross tax base lost by homestead exemption would be reduced by 47.8 percent on urban and 41.8 percent on rural property, (4) the percent of units claiming homestead exemption would remain the same, but (5) the number of units being completely exempt from ad valorem tax would be reduced to 17.3 percent for urban property and 7.7 percent for rural property.

### CHAPTER III

#### INTERPOLATIONS

If the assumption is made that in the three urban areas of Claremore, Pryor, and Vinita business property and unimproved residential property is assessed at the same gross ratio as is the improved, residential property; then, by interpolating, estimates can be made of the actual effect on the cities' tax bases of reassessing real property at 50 percent of long-term appraised value.

Claremore.—In Claremore, the gross assessed valuation is \$2,388,743<sup>1</sup>-- of which \$1,580,450 is on real property, \$532,090 is on personal property, and \$276,203 is on public service property. Homestead exemptions of \$625,020 reduce the gross valuation by 26.2 percent to a net tax base of \$1,763,723.

Table 1 (page 10) shows that if real property were reassessed at 50 percent of long-term appraised value, the weighted gross ratio would be increased by 72.4 percent. By applying this to the assessed value of real property (\$1,580,450), it is shown that the new assessed valuation for real property would be increased to \$2,724,696. If personal and public service property remain the same, then the new gross assessed valuation would total \$3,532,989--an increase over the existing base of 47.9 percent.

Columns III in Appendix Tables 1-A and 1-B show that homestead exemptions would increase by 23.1 percent if real property were reassessed at 50 percent of long-term appraised value. By applying this rate of increase to the existing homestead exemption of \$625,020, it is found that

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1 "Assessor's Abstract, 1949," County Assessor's Office, County Court House, Claremore, Oklahoma.



exemptions would increase to \$769,399. Subtract this amount from the new gross valuation of \$3,532,989, and the new net valuation would be \$2,763,690---an increase of 56.7 percent over the existing net valuation of \$1,763,723.

Increasing the amount of the taxable base would increase the revenue from levies and the amount of allowable bonded indebtedness.

Pryor.---Actual assessed valuations for Pryor are as follows:

Real Property Assessed Value	\$1,227,025 <sup>2</sup>
Personal Property Assessed Value	379,752
Public Service Property Assessed Value	<u>210,532</u>
Total Gross Valuation	\$1,817,309
Homestead Exemption	<u>579,820</u>
Total Net Valuation	\$1,237,489

Table 3 (page 26) shows that by reassessing real property at 50 percent of appraised value, the weighted gross ratio would be increased by 171.7 percent and columns III of Appendix Tables 3-A and 3-B show that the amount of homestead exemption would be increased by 17.4 percent. By applying these increases to the existing tax base, and again assuming that personal and public service property valuation remain the same, a new tax base would be estimated as follows:

Real Property Assessed Value	\$3,333,827
Personal Property Assessed Value	379,752
Public Service Property Assessed Value	<u>210,532</u>
Total Gross Valuation	\$3,924,111
Homestead Exemption	<u>680,708</u>
Total Net Valuation	\$3,243,403

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2 "Assessor's Abstract, 1949," County Assessor's Office, County Court House, Pryor, Oklahoma.

The gross tax base would be increased by 115.9 percent--from \$1,817,309 to \$3,924,111, and the net tax base would be increased by 162.1 percent--from \$1,237,489 to \$3,243,403--certainly a more realistic tax base than that which now exists.

Vinita.---In Vinita, the gross tax base is made up as follows:

Real Property Assessed Value	\$1,874,974 <sup>3</sup>
Personal Property Assessed Value	604,634
Public Service Property Assessed Value	<u>503,002</u>
Total Gross Valuation	\$2,982,610
Homestead Exemption	<u>808,163</u>
Total Net Valuation	\$2,174,447

Table 5 (page 40) shows that by reassessing real property at 50 percent of appraised value, the weighted gross ratio would be increased by 106.6 percent and columns III of Appendix Tables 5-A and 5-B show that the amount of homestead exemptions would be increased by 8.1 percent. By applying these increases to the existing tax base, and again assuming that personal and public service property valuations remain the same, a new tax base would be estimated as follows:

Real Property Assessed Value	\$3,873,696
Personal Property Assessed Value	604,634
Public Service Property Assessed Value	<u>503,002</u>
Total Gross Valuation	\$4,981,332
Homestead Exemption	<u>873,624</u>
Total Net Valuation	\$4,107,708

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<sup>3</sup> "Assessor's Abstract, 1949," County Assessor's Office, County Court House, Vinita, Oklahoma.

The gross tax base would be increased by 67.0 percent--from \$2,982,610 to \$4,981,332; and the net tax base would be increased by 88.9 percent-- from \$2,174,447 to \$4,107,708.

## CHAPTER IV

### SUMMARY AND CONCLUSIONS

Summary.--In the three urban communities of Claremore, Pryor, and Vinita, Oklahoma, and in the three rural areas of Rogers, Mayes, and Craig counties, the study of the relationships between the assessed values of residential property units and their long-term appraised value (which is interpreted as a conservative estimate of market value) reveals that a wide range exists in the ratio of assessed to appraised value in each of the six areas. The rate at which individual pieces of property were assessed ranges in each case from 10 percent or less to 90 percent and over. In every instance, it was found that the discrepancy in the rate of assessment favors the higher priced property. Generally, the more valuable the property, the lower was the ratio of assessed to appraised value.

In comparing the rate of assessment for the urban property with the rate for the surrounding rural area, the study shows that in all three counties, rural property bears a higher ratio of assessed to appraised value than does the urban property. Likewise, the data reveal that property in the different counties was not assessed at the same rate.

The average gross ratio of assessed to appraised value for the three urban areas ranges from 22.6 to 35.5 percent. The lower rate of assessment on the higher priced property results in the range of the weighted ratios of from 18.4 and 29.0 percent being lower than the average ratios. Homestead exemptions accounted for a loss in gross assessed valuation on this class of property of from 53.1 to 58.1 percent. This serves to reduce the gross ratio values to net ratio values of from 6.4 to 15.2 percent for the

average ratios and from 8.2 to 12.2 percent for the weighted ratios. Only from 8.2 percent to 12.2 percent of the total appraised value of residential property in the three areas appears in the taxable tax base.

In the three rural areas, the average gross assessed ratios range from 38.8 to 63.8 percent, and the weight of the higher priced property results in a range from 29.4 to 46.5 percent for the weighted ratios. A loss in gross assessed value of from 30.3 to 59.9 percent due to homestead exemptions reduces the gross ratios to net ratios which range from 18.3 to 33.1 percent for the average and from 17.8 to 32.4 percent for the weighted. From 17.8 to 32.4 percent of the total appraised value for farmsteads appears in the taxable tax base.

The percent of property units claiming homestead exemption ranges from 65.4 to 68.0 percent for the urban areas and from 54.2 to 78.0 percent for the rural areas, indicating that there is not much difference in the degree of homeownership either within or between most of the areas. Property units completely exempt from ad valorem tax due to homestead exemption range from 23.1 to 47.9 percent for the three urban areas and from 13.5 to 40.0 percent for the three rural areas.

By reassessing the property studied at 50 percent of long-term appraised value, the variance in the rate of assessment would be eliminated in that all property would have a gross assessed value of 50 percent of appraised value. This automatically eliminates the inequality of assessments. In two of the cases the average gross ratio would be lowered, but in all of the cases the weighted gross ratio would be raised. In all but one area, the average net ratio would be raised and in all areas the weighted net ratio would be raised. The percent of property units completely exempt

from ad valorem tax by homestead exemption would be reduced in five of the six areas, while the percent of gross valuation lost by homestead exemption would be reduced in all of the areas.

An estimated, new tax base can be calculated for Claremore, Pryor, and Vinita by applying to their existing gross valuations the percent of change which would result from reassessing improved, residential property at 50 percent of appraised value. It is assumed that the assessments for business property and unimproved, residential property would be increased the same percentage as improved, residential property but that the valuations for personal property and public service property would remain the same.

By using this procedure, it is calculated that the gross tax base in Claremore would be increased from \$2,388,743 to \$3,532,989 and the net or taxable tax base would be increased from \$1,763,723 to \$2,763,690—an increase of 56.7 percent. In Pryor, the increase in the gross tax base would be 115.9 percent and the net tax base would be increased from \$1,237,489 to \$3,243,403—or by 162.1 percent. For Vinita, the increase of the gross valuation would be 67 percent and the increase of the net valuation would be 88.9 percent—from \$2,174,447 to \$4,107,708.

Conclusions.—From the material presented, it can be concluded that:

- (1) Residential property and farmsteads are assessed at a ratio far below the "fair cash value."
- (2) There is a gross inequity in the rate of assessments within classes of property and the inequality favors the higher valued property.
- (3) There is an inequity in the rate of assessments between urban and rural property and the inequality favors the urban owners.
- (4) Real property is not assessed at the same rate among counties.
- (5) Homestead exemptions reduce the tax base considerably.



(6) A sizable portion of property units are completely exempt from paying ad valorem tax by homestead exemptions.

(7) Reassessing property at 50 percent of long-term appraised value would:

- (a) Eliminate all inequalities of assessments.
- (b) Provide a more realistic tax base which not only serves as the base for capital improvements but also is that base from which operating revenue is derived.
- (c) Reduce the number of property units totally exempt from paying ad valorem tax by the homestead exemption law by raising their assessments above the \$1,000 limit.
- (d) Reduce the percent of gross valuation lost by homestead exemptions.

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APPENDIX

APPENDIX TABLE 1.--The Legal Description of Fifty Pieces of Improved Residential Property Units Selected at Random, Claremore, Oklahoma

Item <sup>1</sup> Number	Legal Description		
	Lot	Block	Addition
1	3	5	Orig. Town.
2	S 55' L-2, S 55' L-3,4,5	13	Orig. Town.
3	N 50' of L-5	16	Orig. Town.
4	S 45' of 5	25	Orig. Town.
5	4, 5, 6	36	Orig. Town.
6	1, 2	41	Orig. Town.
7	3	46	Orig. Town.
8	S 60' L-5	52	Orig. Town.
9	1	54	Orig. Town.
10	W 50' L-4&5, W 50' S 15' L-6	65	Orig. Town.
11	N 50' L-3	67	Orig. Town.
12	E 70' L-4	69	Orig. Town.
13	W 60' L-2	71	Orig. Town.
14	E 65' L-2	72	Orig. Town.
15	E 70' L-1,2	76	Orig. Town.
16	W 83' L-1	78	Orig. Town.
17	S 45' L-2	81	Orig. Town.
18	N 75' L-4	83	Orig. Town.
19	W 75' of E 80' L-3	95	Orig. Town.
20	E 40' of W 80' L-3	100	Orig. Town.
21	E 60' of W 70' L-2	101	Orig. Town.
22	S 60' of E 80' L-5	117	Orig. Town.
23	W 60' L-1	120	Orig. Town.
24	E 60' L-3	123	Orig. Town.
25	3	125	Orig. Town.
26	3	128	Orig. Town.
27	8	134	Orig. Town.
28	S 60' L-6	135	Orig. Town.
29	3, 4	137	Orig. Town.
30	E 90' L-3	144	Orig. Town.
31	1	146	Orig. Town.
32	Sly 25' L-1, Nly 15' L-2	147	Orig. Town.
33	E 26.5' L-2,3	156	Orig. Town.
34	E 40' L-3, All 4, 5, 6	171	Orig. Town.
35	21 to 26 inc.	18	Bayless Add.
36	7, 8, 9, 10	29	Bayless Add.
37	1, 2	36	Bayless Add.
38	5, 6	8	W. E. Chambers 1st Add.
39	W 25' L-12, All L-13	1	Davis & Kates Add.
40	4, 5	4	Davis & Kates Add.
41	1, 2, 3	5	Academy Add.
42	5	1	Hicks Add.
43	4 to 9 inc.	8	Flippin Add.
44	8 to 13 inc. & 18	2	Moore's Add.
45	5, 6	2	Dennison Add.

See footnote at end of table.

APPENDIX TABLE 1.--The Legal Description of Fifty Pieces of Improved Residential Property Units Selected at Random, Claremore, Oklahoma--Continued

Item <sup>1</sup> Number	Legal Description		
	Lot	Block	Addition
46	4, 5, 6	2	Fair Oaks Add.
47	3, 4, 5	18	Orig. Town.
48	S 50' L-2	86	Orig. Town.
49	E 2' L-2, W 73' L-3	74	Orig. Town.
50	Lot 6, S 4' L-7	130	Orig. Town.

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1 The following Appendix Tables 1-A and 1-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 1-A and 1-B are concerned with the property unit described under Item Number 1 in Appendix Table 1.

Assessment Roll 1950, Assessor's Office, County Court House, Claremore, Oklahoma.

APPENDIX TABLE 1-A.--Valuation Data on the Fifty Pieces of Improved Residential Property Units Described in Appendix Table 1, Claremore, Oklahoma, 1950

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV Net	<sup>5</sup> V	<sup>6</sup> VI Ratio	<sup>7</sup> VII Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	<u>Assessed</u> <u>Appraised</u>	<u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	\$	%	%
1	280	280	-----	2,000	14.0	-----
2	780	-----	780	3,000	26.0	26.0
3	730	730	-----	1,500	48.7	-----
4	230	-----	230	1,500	15.3	15.3
5	690	690	-----	4,000	17.3	-----
6	880	880	-----	2,250	39.1	-----
7	1,650	1,000	650	6,000	27.5	10.8
8	900	-----	900	3,000	30.0	30.0
9	680	680	-----	4,500	15.1	-----
10	1,100	500	600	2,500	44.0	24.0
11	1,000	1,000	-----	4,250	23.5	-----
12	750	-----	750	1,800	41.7	41.7
13	1,100	1,000	100	4,500	24.4	2.2
14	1,700	1,000	700	7,500	22.7	9.3
15	1,000	1,000	-----	4,500	22.2	-----
16	600	-----	600	2,250	26.7	26.7
17	600	-----	600	800	75.0	75.0
18	240	240	-----	750	32.0	-----
19	1,600	1,000	600	3,500	45.7	17.1
20	1,500	1,000	500	3,000	50.0	16.7
21	1,230	-----	1,230	3,000	41.0	41.0
22	1,200	1,000	200	2,800	42.8	7.1
23	1,250	1,000	250	3,000	41.7	8.3
24	1,000	-----	1,000	3,000	33.3	33.3
25	1,170	-----	1,170	3,000	39.0	39.0
26	1,660	1,000	660	3,500	47.4	18.9
27	125	125	-----	2,800	44.6	-----
28	750	-----	750	6,500	11.5	11.5
29	440	440	-----	3,000	14.7	-----
30	690	690	-----	3,500	19.7	-----
31	800	-----	800	1,500	53.3	53.3
32	400	400	-----	1,000	40.0	-----
33	975	-----	975	1,500	65.0	65.0
34	520	520	-----	6,000	8.7	-----
35	800	800	-----	4,500	17.8	-----
36	480	480	-----	1,000	48.0	-----
37	455	455	-----	500	91.0	-----
38	700	-----	700	3,250	21.5	21.5
39	800	800	-----	1,500	53.3	-----
40	590	590	-----	2,000	29.5	-----

See footnotes at end of table.



APPENDIX TABLE 1-A.--Valuation Data on the Fifty Pieces of Improved Residential Property Units Described in Appendix Table 1, Claremore, Oklahoma, 1950--Continued

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup> Net	V <sup>5</sup>	VI <sup>6</sup> Ratio	VII <sup>7</sup> Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
41	500	-----	500	1,800	27.8	27.8
42	560	-----	560	1,800	31.1	31.1
43	1,520	1,000	520	2,400	63.3	21.7
44	1,000	1,000	-----	3,000	33.3	-----
45	1,600	600	1,000	3,000	53.3	33.3
46	1,500	1,000	500	4,500	33.3	11.1
47	600	600	-----	3,000	20.0	-----
48	300	-----	300	2,500	12.0	12.0
49	1,100	1,000	100	5,000	22.0	2.0
50	780	780	-----	3,000	26.0	-----
Totals	43,505	25,280	18,225	149,950	1,726.8	732.7

1 Column I is the Item Number corresponding to the same number in Appendix Table 1.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4. Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Claremore, Oklahoma, and Local Appraisers.

APPENDIX TABLE 1-B.--Calculated Valuation and Ratio Data for Fifty Pieces of Improved Residential Property Units Described in Appendix Table 1 and Based on Data Presented in Appendix Table 1-A, Claremore, Oklahoma

<sup>1</sup> I Item Number	<sup>2</sup> II Assessed 50% of Appraised	<sup>3</sup> III Calculated Homestead Exemption	<sup>4</sup> IV Calculated Net Assessed Value	<sup>5</sup> V Ratio Cal. <u>Net Assessed</u> Appraised
#	\$	\$	\$	%
1	1,000	1,000	-----	-----
2	1,500	-----	1,500	50.0
3	750	750	-----	-----
4	750	-----	750	50.0
5	2,000	1,000	1,000	25.0
6	1,125	1,000	125	5.6
7	3,000	1,000	2,000	33.3
8	1,500	-----	1,500	50.0
9	2,250	1,000	1,250	27.8
10	1,250	1,000	250	10.0
11	2,125	1,000	1,125	23.5
12	900	-----	900	50.0
13	2,250	1,000	1,250	27.8
14	3,750	1,000	2,750	36.7
15	2,250	1,000	1,250	27.8
16	1,125	-----	1,125	50.0
17	400	-----	400	50.0
18	375	375	-----	-----
19	1,750	1,000	750	21.4
20	1,500	1,000	500	16.7
21	1,500	-----	1,500	50.0
22	1,400	1,000	400	14.3
23	1,500	1,000	500	16.7
24	1,500	-----	1,500	50.0
25	1,500	-----	1,500	50.0
26	1,750	1,000	750	21.4
27	1,400	1,000	400	14.3
28	3,250	-----	3,250	50.0
29	1,500	1,000	500	16.7
30	1,750	1,000	750	21.4
31	750	-----	750	50.0
32	500	500	-----	-----
33	750	-----	750	50.0
34	3,000	1,000	2,000	33.3
35	2,250	1,000	1,250	27.8
36	500	500	-----	-----
37	250	250	-----	-----
38	1,625	-----	1,625	50.0
39	750	750	-----	-----
40	1,000	1,000	-----	-----

See footnotes at end of table.

APPENDIX TABLE 1-B.--Calculated Valuation and Ratio Data for Fifty Pieces of Improved Residential Property Units Described in Appendix Table 1 and Based on Data Presented in Appendix Table 1-A, Claremore, Oklahoma--Continued

<sup>1</sup> I Item Number	<sup>2</sup> II Assessed 50% of Appraised	<sup>3</sup> III Calculated Homestead Exemption	<sup>4</sup> IV Calculated Net Assessed Value	<sup>5</sup> V Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	900	-----	900	50.0
42	900	-----	900	50.0
43	1,200	1,000	200	8.3
44	1,500	1,000	500	16.7
45	1,500	1,000	500	16.7
46	2,250	1,000	1,250	27.8
47	1,500	1,000	500	16.7
48	1,250	-----	1,250	50.0
49	2,500	1,000	1,500	30.0
50	1,500	1,000	500	16.7
Totals	74,975	31,125	43,850	1,354.4

1 Column I is the Item Number Corresponding to the same Item Number in Appendix Tables 1 and 1-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 percent of the appraised value as given in column V of Appendix Table 1-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 1-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 1-A into the corresponding values in column IV of this table.

APPENDIX TABLE 2.—The Legal Description of Forty-eight Pieces of Improved Rural Property Units Selected at Random, Rogers County, Oklahoma

Item No.	Acres	Legal Description			
		Quarter	Sect.	Tnshp	Range
1	215	NE NE, W2 NE NW, NW SE NW, E2 E2 NW, N2 SW SE NW, W2 NE, W2 SE NE	19	24	18
2	40	NE NE	33	24	18
3	39	NE NW Less S66'	11	24	17
4	102	Lots 11, 12, 16, and SE SE NE	3	24	16
5	570	NE, E2 NW, NW NW, N2 SW NW, SW SW NW, N2 SE, SW SE, N2 SE SE, SW SE SE, E2 SW, E2 NW SW, SE SW NW	17	24	16
6	495	N2 of Sec. & Lots 3, 4, and E2 SE, SE NW SE, NE SW SE	31	24	16
7	160	SE	9	24	15
8	99	W2 SW NE Less N2 a & S2 NW	23	24	15
9	80	S2 SE	13	24	14
10	90	E2 SW, NE NW SW	36	24	14
11	100	N2 SW, S2 NW SE	6	23	16
12	160	SE	22	23	16
13	120	S2 SE, S2 N2 SE	35	23	16
14	39	Lot 1	1	23	17
15	50	SE SE, SW NE SE	15	23	17
16	40	SW SW	29	23	17
17	50	SE NW NE, NE NE	26	23	14
18	304	Lots 1,2,3,4,5,6,8, and NW 10a. of Lot 13 E of Ry, and NW SW, SW NW Less 2 a. Ry.	3	22	15
19	80	W2 SE	17	22	15
20	380	Se of Sec., SE NE, S2 NE NE	13	23	15
21	80	S2 SW	27	23	15
22	90	S2 NW, NE NE SW	11	22	16
23	50	SW NW, SW SE NW	25	22	16
24	60	NW SW, N2 SW SW	5	22	17
25	20	N2 NE SE	19	22	17
26	140	E2 SW, SE NW, N2 SW NE	33	22	17
27	80	W2 SW	2	21	15
28	80	SW NE, NW SE	14	20	16
29	40	NW SE	7	21	16
30	70	W2 SE NE, NE SW NE, NE SE	21	21	16
31	60	W2 NE NW, NW NW	35	21	16
32	47	Lot 1 and SE 10a. Lot 2	1	20	17
33	40	SW SW	3	21	17
34	160	E2 NE, E2 SE	15	21	17
35	559	Lots 1,2,3, and E2 NW, NE SW, and E2 of sec.	30	21	17
36	20	N2 SW SE	12	20	14
37	60	SE NE, N2 NE SE	6	20	15

See footnote at the end of table.

APPENDIX TABLE 2.—The Legal Description of Forty-eight Pieces of Improved Rural Property Units Selected at Random, Rogers County, Oklahoma—Continued

Item <sup>1</sup>		Legal Description			
Number	Acres	Quarter	Sect.	Tnshp	Range
38	60	NE NE, N2 SE NE	20	20	15
39	20	S 20a. Lot 4	30	20	16
40	60	SW SW, W2 SE SW	22	21	14
41	40	SW NW	23	22	14
42	100	N2 NW, W2 SW NW	16	21	15
43	162	Lots 1, 2, and E2 NW	30	21	15
44	150	W2 SE, SE SE, S2 NE SE, SE NE SW	32	22	15
45	640	All of Sec	21	20	17
46	40	SW SE	36	20	17
47	160	SE	12	19	17
48	40	NE SE	26	19	17

<sup>1</sup> The following Appendix Tables 2-A and 2-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 2-A and 2-B are concerned with the property unit described under Item Number 1 in Appendix Table 2.

Assessment Roll 1950, Assessor's Office, County Court House, Claremore, Oklahoma.

APPENDIX TABLE 2-A.--Valuation Data on the Forty-eight Pieces of Improved Rural Property Units Described in Appendix Table 2, Rogers County, Oklahoma, 1950

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>	VI <sup>6</sup>	VII <sup>7</sup>
Item	Assessed	Homestead	Net	Appraised	Ratio	Ratio
Number	Value	Exemption	Assessed Value	Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
1	1,475	1,000	475	12,500	11.8	3.8
2	800	-----	800	1,200	66.7	66.7
3	380	380	-----	1,000	38.0	-----
4	1,120	-----	1,120	5,000	22.4	22.4
5	7,500	-----	7,500	15,000	50.0	50.0
6	3,000	-----	3,000	6,000	50.0	50.0
7	2,100	1,000	1,100	6,000	35.0	18.3
8	1,300	1,000	300	3,500	37.1	8.6
9	1,100	-----	1,100	1,200	91.7	91.7
10	1,000	1,000	-----	1,800	55.6	-----
11	1,205	1,000	205	1,500	80.3	13.7
12	2,500	-----	2,500	4,000	62.5	62.5
13	1,740	1,000	740	1,200	145.0	61.7
14	500	500	-----	1,200	41.7	-----
15	900	900	-----	1,250	72.0	-----
16	900	900	-----	800	112.5	-----
17	700	700	-----	1,000	70.0	-----
18	1,820	-----	1,820	10,000	18.2	18.2
19	765	765	-----	1,600	47.8	-----
20	4,040	-----	4,040	10,000	40.4	40.4
21	1,200	1,000	200	2,400	50.0	8.3
22	850	-----	850	1,350	63.0	63.0
23	1,200	1,000	200	1,000	120.0	20.0
24	700	700	-----	900	77.8	-----
25	300	-----	300	500	60.0	60.0
26	900	900	-----	2,800	32.1	-----
27	1,000	-----	1,000	2,000	50.0	50.0
28	1,120	-----	1,120	1,000	112.0	112.0
29	1,000	-----	1,000	1,000	100.0	100.0
30	1,300	1,000	300	2,100	61.9	14.2
31	800	800	-----	1,200	66.7	-----
32	720	-----	720	750	96.0	96.0
33	570	570	-----	600	95.0	-----
34	1,700	-----	1,700	2,400	70.8	70.8
35	6,250	-----	6,250	12,500	50.0	50.0
36	380	-----	380	1,000	38.0	38.0
37	1,000	-----	1,000	2,400	41.7	41.7
38	960	-----	960	2,000	48.0	48.0
39	410	410	-----	800	51.3	-----
40	1,000	1,000	-----	1,200	83.3	-----

See footnotes at end of table.

APPENDIX TABLE 2-A.--Valuation Data on the Forty-eight Pieces of Improved Rural Property Units Described in Appendix Table 2, Rogers County, Oklahoma--Continued

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup> Net	V <sup>5</sup>	VI <sup>6</sup> Ratio	VII <sup>7</sup> Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	<u>Assessed</u> <u>Appraised</u>	<u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	\$	%	%
41	520	520	-----	800	65.0	-----
42	1,200	1,000	200	3,000	40.0	6.7
43	1,215	1,000	215	2,400	50.6	9.0
44	1,600	1,000	600	1,500	106.7	40.0
45	4,680	-----	4,680	12,000	39.0	39.0
46	1,540	-----	1,540	1,000	154.0	154.0
47	2,800	1,000	1,800	4,000	70.0	45.0
48	940	-----	940	6,000	15.7	15.7
Totals	72,700	22,045	50,655	156,350	3,057.3	1,589.4

1 Column I is the Item Number corresponding to the same number in Appendix Table 2.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4 Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Claremore, Oklahoma, and Local Appraisers.

APPENDIX TABLE 2-B.--Calculated Valuation and Ratio Data for Forty-eight Pieces of Improved Rural Property Units Described in Appendix Table 2 and Based on Data Presented in Appendix Table 2-A, Rogers County, Oklahoma

I <sup>1</sup> Item Number	II <sup>2</sup> Assessed 50% of Appraised	III <sup>3</sup> Calculated Homestead Exemption	IV <sup>4</sup> Calculated Net Assessed Value	V <sup>5</sup> Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
1	6,250	1,000	5,250	42.0
2	600	-----	600	50.0
3	500	500	-----	-----
4	2,500	-----	2,500	50.0
5	7,500	-----	7,500	50.0
6	3,000	-----	3,000	50.0
7	3,000	1,000	2,000	33.3
8	1,750	1,000	750	21.4
9	600	-----	600	50.0
10	900	900	-----	-----
11	750	750	-----	-----
12	2,000	-----	2,000	50.0
13	600	600	-----	-----
14	600	600	-----	-----
15	625	625	-----	-----
16	400	400	-----	-----
17	500	500	-----	-----
18	5,000	-----	5,000	50.0
19	800	800	-----	-----
20	5,000	-----	5,000	50.0
21	1,200	1,000	200	8.3
22	675	-----	675	50.0
23	500	500	-----	-----
24	450	450	-----	-----
25	250	-----	250	50.0
26	1,400	1,000	400	14.3
27	1,000	-----	1,000	50.0
28	500	-----	500	50.0
29	500	-----	500	50.0
30	1,050	1,000	50	2.4
31	600	600	-----	-----
32	375	-----	375	50.0
33	300	300	-----	-----
34	1,200	-----	1,200	50.0
35	6,250	-----	6,250	50.0
36	500	-----	500	50.0
37	1,200	-----	1,200	50.0
38	1,000	-----	1,000	50.0
39	400	400	-----	-----
40	600	600	-----	-----

See footnotes at end of table.



APPENDIX TABLE 2-B.—Calculated Valuation and Ratio Data for Forty-eight Pieces of Improved Rural Property Units Described in Appendix Table 2 and Based on Data Presented in Appendix Table 2-A, Rogers County, Oklahoma—Continued

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>
Item Number	Assessed 50% of Appraised	Calculated Homestead Exemption	Calculated Net Assessed Value	Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	400	400	—	—
42	1,500	1,000	500	16.7
43	1,200	1,000	200	8.3
44	750	750	—	—
45	6,000	—	6,000	50.0
46	500	—	500	50.0
47	2,000	1,000	1,000	25.0
48	3,000	—	3,000	50.0
Totals	78,175	18,675	59,500	1,271.7

1 Column I is the Item Number corresponding to the same Item Number in Appendix Tables 2 and 2-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 per cent of the appraised value as given in column V of Appendix Table 2-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 2-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 2-A into the corresponding values in column IV of this table.

APPENDIX TABLE 3.--The Legal Description of Forty-eight Pieces of Improved Residential Property Units Selected at Random, Pryor, Oklahoma

Item Number	Legal Description		
	Lot	Block	Addition
1	1	1	Orig.
2	N 55' L-2	4	Orig.
3	15	9	Orig.
4	3	11	Orig.
5	S 15' L-13, all L-16	15	Orig.
6	5	17	Orig.
7	S2 L-13	21	Orig.
8	E 77' L-1	30	Orig.
9	6	32	Orig.
10	2	46	Orig.
11	8	48	Orig.
12	S 50' L-8	50	Orig.
13	16	53	Orig.
14	N2 L-6	57	Orig.
15	L-2, N88' L-3	59	Orig.
16	N 60' L-5	64	Orig.
17	N 75' L-1	70	Orig.
18	2	71	Orig.
19	9	6	Landrum Add.
20	12	1	Pryor Heights
21	21	2	Pryor Heights
22	20	3	Pryor Heights
23	13	4	Pryor Heights
24	10	6	Pryor Heights
25	1 & A	3	Reeves Add.
26	2	5	Reeves Add.
27	1 & 2	2	Hogen Add.
28	9	3	Sawyer Terrace
29	9	5	Sawyer Terrace
30	3	3	J. E. Whitaker
31	L-14, N 10' L-15	2	C. M. Kelley
32	3, 4	19	Whitaker Add.
33	14	20	Whitaker Add.
34	7	22	Whitaker Add.
35	6, 7, 8	28	Whitaker Add.
36	18	29	Whitaker Add.
37	1, 2	32	Whitaker Add.
38	7	37	W. T. Whitaker
39	11	39	W. T. Whitaker
40	43, 44	3	Pierre Chauteau
41	1	5	Pierre Chauteau
42	5	3	Mayor Roach
43	S 61' L-1	41	Orig.

See footnote at end of table.

APPENDIX TABLE 3.--The Legal Description of Forty-eight Pieces of Improved Residential Property Units Selected at Random,  
Pryor, Oklahoma--Continued

Item <sup>1</sup> Number	Legal Description		
	Lot	Block	Addition
44	E 50' L-1	37	Orig.
45	11, 8	55	Orig.
46	12	12	Orig.
47	16	47	Orig.
48	10	63	Orig.

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1 The following Appendix Tables 3-A and 3-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 3-A and 3-B are concerned with the property unit described under Item Number 1 in Appendix Table 3.

Assessment Roll 1950, Assessor's Office, County Court House, Pryor, Oklahoma.

APPENDIX TABLE 3-A.--Valuation Data on the Forty-eight Pieces of Improved Residential Property Units Described in Appendix Table 3, Pryor, Oklahoma, 1950

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>	VI <sup>6</sup>	VII <sup>7</sup>
Item	Assessed	Homestead	Net	Appraised	Ratio	Ratio
Number	Value	Exemption	Assessed Value	Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
1	1,530	1,000	530	7,000	21.9	7.6
2	900	900	-----	6,575	13.7	-----
3	1,900	-----	1,900	12,500	15.2	15.2
4	1,000	1,000	-----	6,500	15.4	-----
5	2,000	1,000	1,000	11,000	18.2	9.1
6	900	-----	900	6,500	13.8	13.8
7	1,920	-----	1,920	13,000	14.8	14.8
8	765	765	-----	6,000	12.8	-----
9	750	-----	750	3,500	21.4	21.4
10	900	900	-----	6,500	13.8	-----
11	1,530	-----	1,530	8,500	18.0	18.0
12	700	700	-----	4,750	14.7	-----
13	750	750	-----	3,250	23.1	-----
14	850	850	-----	3,750	22.7	-----
15	450	450	-----	2,500	18.0	-----
16	1,400	1,000	400	5,750	24.3	7.0
17	800	800	-----	4,250	18.8	-----
18	1,290	-----	1,290	12,250	10.5	10.5
19	600	600	-----	2,750	21.8	-----
20	1,400	1,000	400	6,000	23.3	6.7
21	1,400	-----	1,400	5,500	25.5	25.5
22	1,400	-----	1,400	5,750	24.3	24.3
23	1,400	1,000	400	5,500	25.5	7.3
24	1,400	1,000	400	5,625	24.9	7.1
25	700	700	-----	9,375	7.5	-----
26	700	700	-----	500	140.0	-----
27	730	730	-----	3,500	20.9	-----
28	1,050	1,000	50	4,875	21.5	1.0
29	1,100	1,000	100	4,625	23.8	2.2
30	1,055	1,000	55	7,250	14.6	.8
31	1,000	1,000	-----	6,750	14.8	-----
32	550	550	-----	800	68.8	-----
33	850	-----	850	4,375	19.4	19.4
34	700	700	-----	3,250	21.5	-----
35	650	650	-----	3,250	20.0	-----
36	855	450	405	5,500	15.5	7.4
37	730	730	-----	2,750	26.5	-----
38	550	550	-----	3,250	16.9	-----
39	400	-----	400	3,500	11.4	11.4
40	800	800	-----	4,300	18.6	-----

See footnotes at end of table.

APPENDIX TABLE 3-A.--Valuation Data on the Forty-eight Pieces of Improved Residential Property Units Described in Appendix Table 3, Pryor, Oklahoma, 1950--Continued

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV Net	<sup>5</sup> V	<sup>6</sup> VI Ratio	<sup>7</sup> VII Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
41	850	850	-----	4,875	17.4	-----
42	350	350	-----	1,000	35.0	-----
43	770	-----	770	3,875	19.9	19.9
44	2,135	-----	2,135	11,000	19.4	19.4
45	2,250	-----	2,250	10,250	22.0	22.0
46	1,400	1,000	400	7,250	19.3	5.5
47	2,000	1,000	1,000	11,000	18.2	9.1
48	750	750	-----	4,500	16.7	-----
Totals	50,860	28,225	22,635	276,800	1,086.0	306.4

1 Column I is the Item Number corresponding to the same number in Appendix Table 3.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4 Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Pryor, Oklahoma, and Local Appraisers.

APPENDIX TABLE 3-B.--Calculated Valuation and Ratio Data for Forty-eight  
 Pieces of Improved Residential Property Units Described in  
 Appendix Table 3 and Based on Data Presented in  
 Appendix Table 3-A, Pryor, Oklahoma

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV	<sup>5</sup> V
Item Number	Assessed 50% of Appraised	Calculated Homestead Exemption	Calculated Net Assessed Value	Ratio Cal. <u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	%
1	3,500	1,000	2,500	35.7
2	3,287	1,000	2,287	34.8
3	6,250	-----	6,250	50.0
4	3,250	1,000	2,250	34.6
5	5,500	1,000	4,500	40.9
6	3,250	-----	3,250	50.0
7	6,500	-----	6,500	50.0
8	3,000	1,000	2,000	33.3
9	1,750	-----	1,750	50.0
10	3,250	1,000	2,250	34.6
11	4,250	-----	4,250	50.0
12	2,375	1,000	1,375	28.9
13	1,625	1,000	625	19.2
14	1,875	1,000	875	23.3
15	1,250	1,000	250	10.0
16	2,875	1,000	1,875	32.6
17	2,125	1,000	1,125	26.5
18	6,125	-----	6,125	50.0
19	1,375	1,000	375	13.6
20	3,000	1,000	2,000	33.3
21	2,750	-----	2,750	50.0
22	2,875	-----	2,875	50.0
23	2,750	1,000	1,750	31.8
24	2,813	1,000	1,813	32.3
25	4,687	1,000	3,687	39.3
26	250	250	-----	-----
27	1,750	1,000	750	21.4
28	2,438	1,000	1,438	29.5
29	2,312	1,000	1,312	28.4
30	3,625	1,000	2,625	36.2
31	3,375	1,000	2,375	35.2
32	400	400	-----	-----
33	2,188	-----	2,188	50.0
34	1,625	1,000	625	19.2
35	1,625	1,000	625	19.2
36	2,750	1,000	1,750	31.8
37	1,375	1,000	375	13.6
38	1,625	1,000	625	19.2
39	1,750	-----	1,750	50.0
40	2,150	1,000	1,150	26.7

See footnotes at the end of table.

APPENDIX TABLE 3-B.--Calculated Valuation and Ratio Data for Forty-eight Pieces of Improved Residential Property Units Described in Appendix Table 3 and Based on Data Presented in Appendix Table 3-A, Pryor, Oklahoma--Continued

<sup>1</sup> I Item Number	<sup>2</sup> II Assessed 50% of Appraised	<sup>3</sup> III Calculated Homestead Exemption	<sup>4</sup> IV Calculated Net Assessed Value	<sup>5</sup> V Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	2,437	1,000	1,437	29.5
42	500	500		
43	1,938	-----	1,938	50.0
44	5,500	-----	5,500	50.0
45	5,125	-----	5,125	50.0
46	3,625	1,000	2,625	36.2
47	5,500	1,000	4,500	40.9
48	2,250	1,000	1,250	27.8
Totals	138,400	33,150	105,250	1,569.5

1 Column I is the Item Number corresponding to the same Item Number in Appendix Tables 3 and 3-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 percent of the appraised value as given in column V of Appendix Table 3-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 3-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 3-A into the corresponding values in column IV of this table.

APPENDIX TABLE 4.—The Legal Description of Fifty Pieces of Improved Rural Property Units Selected at Random, Mayes County, Oklahoma

Item Number	Acres	Legal Description			
		Quarter	Sect.	Tnshp.	Range
1	140	E2 NE NE, SE NW N2 SW	12	22	19
2	77.68	Lots 1 & 2	6	22	20
3	140	N2 SE, SE SE, N2 SW SE	19	22	20
4	80	S2 SW	12	23	19
5	10	SW SE NE	33	23	19
6	40	NW SE	3	23	18
7	160	S2 N2	15	22	18
8	80	SE NE, NE SE	8	22	19
9	80	N2 NW	8	23	18
10	240	S2 NE, NE SE, N2 NW SE, SE NW, NE SW, N2 SW NW	21	23	18
11	80	W2 NE	34	23	18
12	140	E2 SW NW, N2 NW SW, E2 NW NE, SW NE, SE NW	31	23	19
13	80	S2 SW	11	20	18
14	100	E2 NW, N2 NE SW	24	20	18
15	120	Lots 3 & 4, NE SW	30	20	19
16	40	NE NE	24	20	19
17	150	SW SW, N2 SW, SW SW NE, W2 NW SE	9	20	20
18	30	SW SE NE, N2 NE SE	22	20	20
19	40	NW NW	35	20	20
20	120	S2 NW SW, S2 SW, E2 NE SW	12	20	21
21	50	N2 NW NW, NW NE NW, SW NW NW, NW SW NW	25	20	21
22	110	S2 SW, N2 SE NE, SW SE NE	2	22	20
23	60	SE SE, E2 SW SE	5	22	21
24	40	SW SW	16	22	21
25	160	SE	34	23	20
26	80	S2 NW NE, NE NW, N2 SE NW	10	23	21
27	40	SE NE	19	23	21
28	120	SW SE, S2 SW	32	23	21
29	40	NW SW	14	21	20
30	40	NW NW	2	21	21
31	130	E2 NE, NE SE, NE NW SE	14	21	21
32	120	N2 NE, SW NE	27	21	21
33	132.15	Lot 4, E2 SE, SW SE	34	22	20
34	70	NE SW SE, SE SE, S2 SW SE	35	22	21
35	120	N2 SW, SW SW	25	21	19
36	37	NE NE less water line	5	21	20
37	50	NW NW, NE SW NW	21	21	20
38	140	W2 NW, W2 E2 NW, W2 NE SW	36	22	19
39	40	SW SE	3	21	18
40	160	NE	16	21	18

See footnote at end of table.



APPENDIX TABLE 4.—The Legal Description of Fifty Pieces of Improved Rural Property Units Selected at Random, Mayes County, Oklahoma—Continued

Item <sup>1</sup> Number	Acres	Legal Description			
		Quarter	Sect.	Tshp.	Range
41	105	N2 SW, S2 SE NW, W2 NW SE NW	29	21	18
42	40	NW SE	8	21	19
43	140	NW NE, W2 SW NE, N2 NW	29	21	19
44	80	W2 NW	32	22	18
45	120	NW NW, S2 NW	34	22	19
46	120	SW NE, W2 SE	12	19	18
47	160	SW	25	19	18
48	290	NW, W2 NE, SE NE, SE NE NE	28	19	19
49	30	E2 SE NW, NW SE NW	5	19	20
50	240	W2 NE, E2 NW, N2 SE	32	19	20

1 The following Appendix Tables 4-A and 4-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 4-A and 4-B are concerned with the property unit described under Item Number 1 in Appendix Table 4.

Assessment Roll 1950, Assessor's Office, County Court House, Pryor, Oklahoma.

APPENDIX TABLE 4-A.--Valuation Data on the Fifty Pieces of Improved Rural  
Property Units Described in Appendix Table 4,  
Mayes County, Oklahoma, 1950

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>	VI <sup>6</sup>	VII <sup>7</sup>
Item	Assessed	Homestead	Net	Appraised	Ratio	Ratio
Number	Value	Exemption	Assessed Value	Value	<u>Assessed</u> <u>Appraised</u>	<u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	\$	%	%
1	1,390	1,000	390	4,000	34.8	9.8
2	860	-----	860	1,500	57.3	57.3
3	1,840	-----	1,840	3,000	61.3	61.3
4	850	850	-----	1,600	53.1	-----
5	510	510	-----	200	255.0	-----
6	600	600	-----	600	100.0	-----
7	1,330	1,000	330	4,000	33.3	8.3
8	1,350	1,000	350	6,000	22.5	5.8
9	1,145	1,000	145	1,600	71.6	9.1
10	2,655	1,000	1,655	2,400	110.6	69.0
11	940	940	-----	1,200	78.3	-----
12	1,225	1,000	225	1,500	81.7	15.0
13	920	-----	920	2,000	46.0	46.0
14	1,125	-----	1,125	2,500	45.0	45.0
15	1,285	1,000	285	2,400	53.5	11.9
16	620	620	-----	600	103.3	-----
17	1,350	1,000	350	3,000	45.0	11.7
18	800	800	-----	750	106.7	-----
19	600	600	-----	800	75.0	-----
20	1,330	1,000	330	3,000	44.3	11.0
21	720	720	-----	500	144.0	-----
22	1,220	1,000	220	3,000	40.7	7.3
23	340	-----	340	750	45.3	45.3
24	260	260	-----	600	43.3	-----
25	2,275	-----	2,275	5,000	45.5	45.5
26	860	860	-----	1,600	53.8	-----
27	510	-----	510	600	85.0	85.0
28	1,430	1,000	430	3,600	39.7	11.9
29	800	800	-----	1,800	44.4	-----
30	620	620	-----	800	77.5	-----
31	570	-----	570	2,500	22.8	22.8
32	670	670	-----	2,000	33.5	-----
33	410	410	-----	4,000	10.3	-----
34	610	-----	610	1,000	51.0	61.0
35	920	920	-----	4,500	20.4	-----
36	820	-----	820	3,000	27.3	27.3
37	1,020	1,000	20	2,500	40.8	.8
38	2,655	1,000	1,655	4,000	66.4	41.4
39	490	490	-----	1,600	30.6	-----
40	1,840	1,000	840	800	230.0	105.0

See footnotes at end of table.

APPENDIX TABLE 4-A.—Valuation Data on the Fifty Pieces of Improved Rural Property Units Described in Appendix Table 4, Mayes County, Oklahoma, 1950—Continued

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup> Net	V <sup>5</sup>	VI <sup>6</sup> Ratio	VII <sup>7</sup> Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	<u>Assessed</u> <u>Appraised</u>	<u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	\$	%	%
41	900	900	-----	3,000	30.0	-----
42	1,000	1,000	-----	2,000	50.0	-----
43	1,880	1,000	880	3,000	62.7	29.3
44	810	810	-----	2,400	33.8	-----
45	1,075	1,000	75	3,600	29.9	2.1
46	1,630	1,000	630	4,800	34.0	13.1
47	1,840	-----	1,840	5,000	36.8	36.8
48	1,940	1,000	940	9,000	21.6	10.4
49	600	600	-----	300	200.0	-----
50	600	400	200	2,000	30.0	10.0
Totals	54,040	32,380	21,660	121,900	3,169.4	916.2

1 Column I is the Item Number corresponding to the same number in Appendix Table 4.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4 Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Pryor, Oklahoma, and Local Appraisers.

APPENDIX TABLE 4-B.--Calculated Valuation and Ratio Data for Fifty Pieces of Improved Rural Property Units Described in Appendix Table 4 and Based on Data Presented in Appendix Table 4-A, Mayes County, Oklahoma

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV	<sup>5</sup> V
Item Number	Assessed 50% of Appraised	Calculated Homestead Exemption	Calculated Net Assessed Value	Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
1	2,000	1,000	1,000	25.0
2	750	-----	750	50.0
3	1,500	-----	1,500	50.0
4	800	800	-----	-----
5	100	100	-----	-----
6	300	300	-----	-----
7	2,000	1,000	1,000	25.0
8	3,000	1,000	2,000	33.3
9	800	800	-----	-----
10	1,200	1,000	200	8.3
11	600	600	-----	-----
12	750	750	-----	-----
13	1,000	-----	1,000	50.0
14	1,250	-----	1,250	50.0
15	1,200	1,000	200	8.3
16	300	300	-----	-----
17	1,500	1,000	500	16.7
18	375	375	-----	-----
19	400	200	200	25.0
20	1,500	1,000	500	16.7
21	250	250	-----	-----
22	1,500	1,000	500	16.7
23	375	-----	375	50.0
24	300	300	-----	-----
25	2,500	-----	2,500	50.0
26	800	800	-----	-----
27	300	-----	300	50.0
28	1,800	1,000	800	22.2
29	900	900	-----	-----
30	400	400	-----	-----
31	1,250	-----	1,250	50.0
32	1,000	1,000	-----	-----
33	2,000	1,000	1,000	25.0
34	500	-----	500	50.0
35	2,250	1,000	1,250	27.8
36	1,500	-----	1,500	50.0
37	1,250	1,000	250	10.0
38	2,000	1,000	1,000	25.0
39	800	800	-----	-----
40	400	400	-----	-----

See footnotes at end of table.

APPENDIX TABLE 4-B.--Calculated Valuation and Ratio Data for Fifty Pieces of Improved Rural Property Units Described in Appendix Table 4 and Based on Data Presented in Appendix Table 4-A, Mayes County, Oklahoma--Continued

I <sup>1</sup> Item Number	II <sup>2</sup> Assessed 50% of Appraised	III <sup>3</sup> Calculated Homestead Exemption	IV <sup>4</sup> Calculated Net Assessed Value	V <sup>5</sup> Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	1,500	1,000	500	16.7
42	1,000	1,000	—	—
43	1,500	1,000	500	16.7
44	1,200	1,000	200	8.3
45	1,800	1,000	800	22.2
46	2,400	1,000	1,400	29.2
47	2,500	—	2,500	50.0
48	4,500	1,000	3,500	38.9
49	150	150	—	—
50	1,000	1,000	—	—
Totals	60,950	30,225	30,725	967.0

1 Column I is the Item Number corresponding to the same Item Number in Appendix Tables 4 and 4-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 percent of the appraised value as given in column V of Appendix Table 4-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 4-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 4-A into the corresponding values in column IV of this table.

APPENDIX TABLE 5.—The Legal Description of Fifty-two Pieces of Improved Residential Property Units Selected at Random, Vinita, Oklahoma

Item <sup>1</sup> Number	Legal Description		
	Lot	Block	Addition
1	6	10	Orig. Town.
2	1	13	Orig. Town.
3	10	16	Orig. Town.
4	N 60' L-14	19	Orig. Town.
5	9	22	Orig. Town.
6	N 50' of S 55' L-9	25	Orig. Town.
7	N 60' L-3	27	Orig. Town.
8	W 50' L-8	30	Orig. Town.
9	S 54' L-15	33	Orig. Town.
10	10	34	Orig. Town.
11	7	38	Orig. Town.
12	S 51' of W 175' L-12	41	Orig. Town.
13	E 25' L-9	44	Orig. Town.
14	S 25' L-12	47	Orig. Town.
15	10	50	Orig. Town.
16	W 62 1/2' L-11	53	Orig. Town.
17	N 50' of N 10' of S 30' of W 140' of L-10	56	Orig. Town.
18	11	59	Orig. Town.
19	E 79' L-9	63	Orig. Town.
20	E 50' L-9	66	Orig. Town.
21	S 70' L-13	69	Orig. Town.
22	N 57.20' L-13	73	Orig. Town.
23	N 87' L-7	75	Orig. Town.
24	S 50' of N 60' L-10	78	Orig. Town.
25	6	81	Orig. Town.
26	W 21.80' L-1	83A	Orig. Town.
27	4	85	Orig. Town.
28	S 73.90' L-7	88	Orig. Town.
29	W 74.90'	91	Orig. Town.
30	2	1	Orig. Town.
31	6	3	Orig. Town.
32	12	100	Orig. Town.
33	5	103	Orig. Town.
34	S 50' L-12	106	Orig. Town.
35	8	110	Orig. Town.
36	10	113	Orig. Town.
37	S2 L-6	120	Orig. Town.
38	W 50' of E 100' L-9	122	Orig. Town.
39	13	127	Orig. Town.
40	N 75' L-13	129	Orig. Town.
41	3	131	Orig. Town.
42	4	133	Orig. Town.
43	N 50' L-4	12	Orig. Town.
44	13	20	Orig. Town.

See footnote at end of table.

APPENDIX TABLE 5.--The Legal Description of Fifty-two Pieces of Improved Residential Property Units Selected at Random, Vinita, Oklahoma--Continued

Item <sup>1</sup> Number	Legal Description		
	Lot	Block	Addition
45	9	31	Orig. Town.
46	E 85' L-9	42	Orig. Town.
47	E 55.60' L-10	54	Orig. Town.
48	S 50' L-8	60	Orig. Town.
49	N 55' of S 73' L-9	79	Orig. Town.
50	13	87	Orig. Town.
51	E 90' of N 75' L-5	112	Orig. Town.
52	7	58	Orig. Town.

<sup>1</sup> The following Appendix Tables 5-A and 5-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 5-A and 5-B are concerned with the property unit described under Item Number 1 in Appendix Table 5.

Assessment Roll 1950, Assessor's Office, County Court House, Vinita, Oklahoma.

APPENDIX TABLE 5-A.--Valuation Data on the Fifty-two Pieces of Improved Residential Property Units Described in Appendix Table 5, Vinita, Oklahoma, 1950

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>	VI <sup>6</sup>	VII <sup>7</sup>
Item	Assessed	Homestead	Net	Appraised	Ratio	Ratio
Number	Value	Exemption	Assessed Value	Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
1	696	696	-----	4,500	15.5	-----
2	1,600	1,000	600	12,000	13.3	5.0
3	1,020	1,000	20	5,000	20.4	.4
4	1,620	-----	1,620	5,000	32.4	32.4
5	1,300	1,000	300	6,500	20.0	4.6
6	610	-----	610	750	81.3	81.3
7	800	-----	800	3,500	22.9	22.9
8	1,060	-----	1,060	3,500	30.3	30.3
9	849	849	-----	3,000	28.3	-----
10	305	-----	305	1,500	20.3	20.3
11	260	260	-----	200	130.0	-----
12	1,500	1,000	500	6,000	25.0	8.3
13	400	-----	400	750	53.3	53.3
14	975	-----	975	5,500	17.7	17.7
15	3,975	-----	3,975	12,500	31.8	31.8
16	1,100	1,000	100	3,750	29.3	2.7
17	1,500	1,000	500	8,500	17.6	5.9
18	1,200	-----	1,200	2,500	48.0	48.0
19	1,514	1,000	514	12,500	12.1	4.1
20	1,200	1,000	200	5,000	24.0	4.0
21	1,300	-----	1,300	5,000	26.0	26.0
22	831	-----	831	6,000	13.9	13.9
23	1,198	-----	1,198	4,000	30.0	30.0
24	1,500	1,000	500	8,000	18.8	6.3
25	1,100	1,000	100	4,000	27.5	2.5
26	1,050	1,000	50	3,500	30.0	1.4
27	1,400	1,000	400	6,500	21.5	6.2
28	1,335	1,000	335	2,000	66.8	16.8
29	1,164	1,000	164	4,500	25.9	3.6
30	1,900	1,000	900	7,000	27.1	12.9
31	1,175	1,000	175	5,500	21.4	3.2
32	394	394	-----	2,000	19.7	-----
33	270	270	-----	500	54.0	-----
34	202	202	-----	2,000	10.1	-----
35	720	720	-----	3,000	24.0	-----
36	630	-----	630	750	84.0	84.0
37	465	-----	465	1,500	31.0	31.0
38	615	615	-----	3,000	20.5	-----
39	460	460	-----	750	61.3	-----
40	440	-----	440	500	88.0	88.0

See footnotes at end of table.



APPENDIX TABLE 5-A.--Valuation Data on the Fifty-two Pieces of Improved Residential Property Units Described in Appendix Table 5, Vinita, Oklahoma, 1950--Continued

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>	VI <sup>6</sup>	VII <sup>7</sup>
Item Number	Assessed Value	Homestead Exemption	Net Assessed Value	Appraised Value	Ratio <u>Assessed</u> <u>Appraised</u>	Ratio <u>Net Assessed</u> <u>Appraised</u>
#	\$	\$	\$	\$	%	%
41	250	-----	250	1,000	25.0	25.0
42	430	430	-----	650	66.2	-----
43	1,200	1,000	200	4,000	30.0	5.0
44	1,340	1,000	340	4,000	33.5	8.5
45	1,300	1,000	300	5,500	23.6	5.5
46	900	900	-----	2,000	45.0	-----
47	1,300	1,000	300	7,500	17.3	4.0
48	1,750	-----	1,750	13,500	13.0	13.0
49	1,200	1,000	200	4,000	30.0	5.0
50	940	940	-----	2,000	47.0	-----
51	1,346	1,000	346	4,000	33.7	8.7
52	560	-----	560	3,500	16.0	16.0
Totals	54,149	28,736	25,413	224,100	1,755.3	789.5

1 Column I is the Item Number corresponding to the same number in Appendix Table 5.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4 Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Vinita, Oklahoma, and Local Appraisers.

APPENDIX TABLE 5-B.--Calculated Valuation and Ratio Data for Fifty-two Pieces  
of Improved Residential Property Units Described in Appendix Table 5 and  
Based on Data Presented in Appendix Table 5-A, Vinita, Oklahoma

I <sup>1</sup>	II <sup>2</sup>	III <sup>3</sup>	IV <sup>4</sup>	V <sup>5</sup>
Item	Assessed	Calculated	Calculated	Ratio Cal.
Number	50% of	Homestead	Net Assessed	<u>Net Assessed</u>
	Appraised	Exemption	Value	Appraised
#	\$	\$	\$	%
1	2,250	1,000	1,250	27.8
2	6,000	1,000	5,000	41.7
3	2,500	1,000	1,500	30.0
4	2,500	-----	2,500	50.0
5	3,250	1,000	2,250	34.6
6	375	-----	375	50.0
7	1,750	-----	1,750	50.0
8	1,750	-----	1,750	50.0
9	1,500	1,000	500	16.7
10	750	-----	750	50.0
11	100	100	-----	-----
12	3,000	1,000	2,000	33.3
13	375	-----	375	50.0
14	2,750	-----	2,750	50.0
15	6,250	-----	6,250	50.0
16	1,875	1,000	875	23.3
17	4,250	1,000	3,250	38.2
18	1,250	-----	1,250	50.0
19	6,250	1,000	5,250	43.0
20	2,500	1,000	1,500	30.0
21	2,500	-----	2,500	50.0
22	3,000	-----	3,000	50.0
23	2,000	-----	2,000	50.0
24	4,000	1,000	3,000	37.5
25	2,000	1,000	1,000	25.0
26	1,750	1,000	750	21.4
27	3,250	1,000	2,250	34.6
28	1,000	1,000	-----	-----
29	2,250	1,000	1,250	27.8
30	3,500	1,000	2,500	35.1
31	2,750	1,000	1,750	31.8
32	1,000	1,000	-----	-----
33	250	250	-----	-----
34	1,000	1,000	-----	-----
35	1,500	1,000	500	16.7
36	375	-----	375	50.0
37	750	-----	750	50.0
38	1,500	1,000	500	16.7
39	375	375	-----	-----
40	250	-----	250	50.0

See footnotes at end of table.

APPENDIX TABLE 5-B.—Calculated Valuation and Ratio Data for Fifty-two Pieces of Improved Residential Property Units Described in Appendix Table 5 and Based on Data Presented in Appendix Table 5-A, Vinita, Oklahoma—Continued

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV	<sup>5</sup> V
Item Number	Assessed 50% of Appraised	Calculated Homestead Exemption	Calculated Net Assessed Value	Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	500	-----	500	50.0
42	325	325	-----	-----
43	2,000	1,000	1,000	25.0
44	2,000	1,000	1,000	25.0
45	2,750	1,000	1,750	31.8
46	1,000	1,000	-----	-----
47	3,750	1,000	2,750	36.7
48	6,750	-----	6,750	50.0
49	2,000	1,000	1,000	25.0
50	1,000	1,000	-----	-----
51	2,000	1,000	1,000	25.0
52	1,750	-----	1,750	50.0
Totals	112,050	31,050	81,000	1,632.7

1 Column I is the Item Number corresponding to the same Item Number in Appendix Tables 5 and 5-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 percent of the appraised value as given in column V of Appendix Table 5-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 5-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 5-A into the corresponding values in column IV of this table.

APPENDIX TABLE 6.--The Legal Description of Fifty-two Pieces of Improved Rural Property Units Selected at Random, Craig County, Oklahoma

Item <sup>1</sup> Number	Acres	Legal Description Quarter	Sect.	Tnshp	Range
1	60	N2 NW SE, NE SE SE, N2 NE SE, SE NE SE	5	28	20
2	140	W2 NE, NE NW, E2 NW NW	20	28	20
3	200	SW, SE NW	35	28	20
4	80	SE NE, NE SE	26	29	20
5	50	NE SW, NW SE SW	5	28	21
6	80	N2 NE	20	28	21
7	80	E2 NW	35	28	21
8	80	N2 NW	33	29	21
9	40	SW SW	3	28	19
10	300	E2 SW, SE, SE NE, E2 NE NE	20	28	19
11	60	SE SE, E2 SW SE	36	28	19
12	80	W2 SW	27	29	19
13	50.87	Lot 1, SE 10a. of Lot 2	6	27	18
14	480	W2, NE	21	27	18
15	389.99	W2 NW, S2 less SE SE SE	2	27	19
16	420	W2, W2 NW NE, S2 NE	20	27	19
17	60	SW NE, S2 NW SE	35	27	19
18	80	S2 NE	14	27	20
19	440	NW less NE NE NW, SE SW, SW NE SW, W2 SW, E2 E2	29	27	20
20	67.61	E2 NW less 12.39 A. R. R.	8	27	21
21	40	SW SW	23	27	21
22	160	SE	2	25	18
23	200	SE, SW NE	17	25	18
24	160	NE	31	25	18
25	160	SE	11	26	18
26	50	SE NW NW, SW NW	26	26	18
27	157.86	SE NW, Lots 2, 3, Lot 4 less 2.61a.	6	25	19
28	50	SW NE, SW NW NE	21	25	19
29	140	S2 NE, W2 SW SE, NW SE	36	25	19
30	130	NW SE, N2 SW, SW NE SE	15	26	19
31	80	S2 NE	31	26	19
32	60	NW SE NW, SW NW, NE NW SW	10	25	20
33	200	SE, SE NE	25	25	20
34	50	E2 E2 NW, NE NE SW	34	25	20
35	350	S2 SE, E2 NW, SE NW NE, E2 NE, NE SE, SW NE, E2 NW SE	13	25	21
36	59.12	SE SE SW, SE SW SW, W2 SE SW, W2 NW NW less .88a. rd.	28	25	21
37	75.36	Lot 4, SE SW less 4.94 A rd.	24	19	56
38	240	SE, W2 NE	22	24	19
39	188.63	SE NE SW, E2 SE SW, SE less 1.37a.	36	24	19
40	60	S2 NE NE, N2 SE NE, NW NE NE, NE NW NE	15	24	20

See footnote at end of table.

APPENDIX TABLE 6.—The Legal Description of Fifty-two Pieces of Improved Rural Property Units Selected at Random, Craig County, Oklahoma—Continued

Item <sup>1</sup> Number	Acres	Legal Description			
		Quarter	Sect.	Tnshp	Range
41	50	SE SW, SE SW SW	30	24	20
42	160	NE	9	24	21
43	160	NW	24	24	21
44	200	NE, NW SE	15	26	20
45	157.89	W2 SW SE, Lots 2 & 3 less 1/2 a., SE SW, W2 SE NW less 1/4 a.	31	26	20
46	10	NW SW NW	10	26	21
47	40	SE SW	25	26	21
48	188.31	Lot 4, SW NW, W2 SW NE SW, W2 SE SW	5	28	18
49	100	N2 SE, SW NE SW, NE NE SW	19	28	18
50	246.27	SE NW, SW, E2 SW NW, Lot 3	16	29	18
51	180	E2 SE, E2 W2 SE, SW SW, W2 SE SW	26	29	18
52	80	W2 SW	35	29	18

<sup>1</sup> The following Appendix Tables 6-A and 6-B are a continuation of this table in that the Item Number refers to the same piece of property in all three tables. For example, the data contained on Item Number 1 in Appendix Tables 6-A and 6-B are concerned with the property unit described under Item Number 1 in Appendix Table 6.

Assessment Roll 1950, Assessor's Office, County Court House, Vinita, Oklahoma.

APPENDIX TABLE 6-A.—Valuation Data on the Fifty-two Pieces of Improved Rural Property Units Described in Appendix Table 6, Craig County, Oklahoma, 1950

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV	<sup>5</sup> V	<sup>6</sup> VI	<sup>7</sup> VII
Item	Assessed	Homestead	Net	Appraised	Ratio	Ratio
Number	Value	Exemption	Assessed Value	Value	Assessed Appraised	Not Assessed Appraised
#	\$	\$	\$	\$	%	%
1	820	-----	820	1,800	45.6	45.6
2	2,050	-----	2,050	4,200	48.8	48.8
3	3,020	1,000	2,020	12,000	25.2	16.8
4	1,240	1,000	240	3,200	38.8	7.5
5	840	-----	840	2,500	33.6	33.6
6	1,150	-----	1,150	4,000	28.8	28.8
7	1,460	1,000	460	4,000	36.5	11.5
8	1,200	1,000	200	3,600	33.3	5.6
9	415	-----	415	2,000	20.8	20.8
10	4,635	1,000	3,635	18,000	25.8	20.2
11	805	805	-----	2,700	29.8	-----
12	830	-----	830	3,200	25.9	25.9
13	965	-----	965	1,785	54.1	54.1
14	4,595	-----	4,595	21,600	21.3	21.3
15	3,845	-----	3,845	19,500	19.7	19.7
16	3,590	1,000	2,590	21,000	17.1	12.3
17	1,115	1,000	115	2,400	46.5	4.8
18	1,150	-----	1,150	2,800	41.1	41.1
19	5,810	-----	5,810	22,000	26.4	26.4
20	860	860	-----	2,720	31.6	-----
21	550	550	-----	2,000	27.5	-----
22	2,250	1,000	1,250	8,000	28.1	15.6
23	2,815	1,000	1,815	6,000	46.9	30.3
24	2,145	1,000	1,145	4,800	44.7	23.9
25	2,160	1,000	1,160	4,800	45.0	24.2
26	840	-----	840	1,250	67.2	67.2
27	2,275	1,000	1,275	5,530	41.1	23.1
28	723	723	-----	1,250	57.8	-----
29	2,190	1,000	1,190	5,600	39.1	21.3
30	2,130	1,000	1,130	5,200	41.0	21.7
31	1,375	1,000	375	2,400	57.3	15.6
32	1,445	1,000	445	6,000	24.1	7.4
33	2,530	-----	2,530	12,000	21.1	21.1
34	1,100	1,000	100	5,000	22.0	2.0
35	4,750	-----	4,750	17,500	27.1	27.1
36	1,055	1,000	55	2,400	43.0	2.3
37	1,335	-----	1,335	3,040	44.0	43.9
38	3,175	-----	3,175	12,000	26.5	26.5
39	2,750	-----	2,750	9,450	29.1	29.1
40	685	685	-----	1,800	38.1	-----

See footnotes at end of table.

APPENDIX TABLE 6-A.--Valuation Data on the Fifty-two Pieces of Improved Rural Property Units Described in Appendix Table 6, Craig County, Oklahoma, 1950--Continued

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV Net	<sup>5</sup> V	<sup>6</sup> VI Ratio	<sup>7</sup> VII Ratio
Item Number	Assessed Value	Homestead Exemption	Assessed Value	Appraised Value	Assessed Appraised	Net Assessed Appraised
#	\$	\$	\$	\$	%	%
41	940	940	-----	2,500	37.6	-----
42	2,280	1,000	1,280	9,600	23.8	13.3
43	2,120	-----	2,120	8,000	26.5	26.5
44	2,325	1,000	1,325	7,000	33.2	18.9
45	2,320	1,000	1,320	6,320	36.7	20.9
46	600	600	-----	250	240.0	-----
47	650	-----	650	1,400	46.4	46.4
48	1,850	1,000	850	7,560	24.5	11.2
49	915	-----	915	4,000	22.9	22.9
50	2,970	1,000	1,970	9,880	30.1	19.9
51	2,290	1,000	1,290	7,200	31.8	17.9
52	1,290	1,000	290	3,200	40.3	9.1
Totals	99,223	30,163	69,060	337,935	2,015.2	1,054.1

1 Column I is the Item Number corresponding to the same number in Appendix Table 6.

2 Column II is the actual assessed valuations on each piece of property as taken from the assessment roll.

3 Column III is the actual amount of homestead exemption claimed, if any.

4 Column IV is the net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the long-term market value of each piece of property as appraised by a board of local real estate agents and appraisers.

6 Column VI is the ratio of assessed value to appraised value expressed as a percentage and derived by dividing column V into column II.

7 Column VII is the ratio of net assessed value to appraised value expressed as a percentage and it is derived by dividing column V into column IV.

Assessment Roll 1950, Assessor's Office, County Court House, Vinita, Oklahoma, and Local Appraisers.

APPENDIX TABLE 6-B.--Calculated Valuation and Ratio Data for Fifty-two Pieces of Improved Rural Property Units Described in Appendix Table 6 and Based on Data Presented in Appendix Table 6-A, Craig County, Oklahoma

<sup>1</sup> I Item Number	<sup>2</sup> II Assessed 50% of Appraised	<sup>3</sup> III Calculated Homestead Exemption	<sup>4</sup> IV Calculated Net Assessed Value	<sup>5</sup> V Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
1	900	-----	900	50.0
2	2,100	-----	2,100	50.0
3	6,000	1,000	5,000	41.7
4	1,600	1,000	600	18.8
5	1,250	-----	1,250	50.0
6	2,000	-----	2,000	50.0
7	2,000	1,000	1,000	25.0
8	1,800	1,000	800	22.2
9	1,000	-----	1,000	50.0
10	9,000	1,000	8,000	44.4
11	1,350	1,000	350	13.0
12	1,600	-----	1,600	50.0
13	893	-----	893	50.0
14	10,800	-----	10,800	50.0
15	9,750	-----	9,750	50.0
16	10,500	1,000	9,500	45.2
17	1,200	1,000	200	8.3
18	1,400	-----	1,400	50.0
19	11,000	-----	11,000	50.0
20	1,360	1,000	360	13.2
21	1,000	1,000	-----	-----
22	4,000	1,000	3,000	37.5
23	3,000	1,000	2,000	33.3
24	2,400	1,000	1,400	29.2
25	2,400	1,000	1,400	29.2
26	625	-----	625	50.0
27	2,765	1,000	1,765	31.9
28	625	625	-----	-----
29	2,800	1,000	1,800	32.1
30	2,600	1,000	1,600	30.8
31	1,200	1,000	200	8.3
32	3,000	1,000	2,000	33.3
33	6,000	-----	6,000	50.0
34	2,500	1,000	1,500	30.0
35	8,750	-----	8,750	50.0
36	1,200	1,000	200	8.3
37	1,520	-----	1,520	50.0
38	6,000	-----	6,000	50.0
39	4,725	-----	4,725	50.0
40	900	900	-----	-----

See footnotes at end of table.



APPENDIX TABLE 6-B.—Calculated Valuation and Ratio Data for Fifty-two Pieces of Improved Rural Property Units Described in Appendix Table 6 and Based on Data Presented in Appendix Table 6-A, Craig County, Oklahoma—Continued

<sup>1</sup> I	<sup>2</sup> II	<sup>3</sup> III	<sup>4</sup> IV	<sup>5</sup> V
Item Number	Assessed 50% of Appraised	Calculated Homestead Exemption	Calculated Net Assessed Value	Ratio Cal. Net Assessed Appraised
#	\$	\$	\$	%
41	1,250	1,000	250	10.0
42	4,800	1,000	3,800	39.6
43	4,000	—	4,000	50.0
44	3,500	1,000	2,500	35.7
45	3,160	1,000	2,160	34.2
46	125	125	—	—
47	700	—	700	50.0
48	3,780	1,000	2,780	36.8
49	2,000	—	2,000	50.0
50	4,940	1,000	3,940	39.9
51	3,600	1,000	2,600	36.1
52	1,600	1,000	600	18.8
Totals	168,968	30,650	138,318	1,786.8

1 Column I is the Item Number corresponding to the same Item Number in Appendix Tables 6 and 6-A.

2 Column II is the assessed value for each piece of property if the property were assessed at 50 percent of the appraised value as given in column V of Appendix Table 6-A.

3 Column III is the calculated amount of homestead exemption for each piece of property and the amount is arrived at in this manner: If the property unit claimed homestead exemption as shown in column III of Appendix Table 6-A, then homestead exemption is allowed in column III of this table. If the assessed value as shown in column II is \$1,000 or less than the full amount is homestead exempt for those pieces of property claiming homestead exemption. If the assessed value shown in column II is more than \$1,000, then the legal limit of \$1,000 on homestead exemption is allowed for those units claiming homestead exemption.

4 Column IV is the calculated net assessed value for each piece of property and it is derived by subtracting column III from column II.

5 Column V is the ratio between the calculated net assessed value and the appraised value expressed as a percentage and it is derived by dividing the values in column V, Appendix Table 6-A into the corresponding values in column IV of this table.

TYPIST PAGE

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